

minutes

Capital Works Committee

MEETING HELD ON TUESDAY 4 FEBRUARY 2014

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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 4 FEBRUARY 2014.

ATTENDANCE

Committee Members:

Cr Kerry Hollywood	<i>Presiding Member</i>	
Mayor Troy Pickard		
Cr Geoff Amphlett, JP		
Cr Brian Corr		
Cr Christine Hamilton-Prime		
Cr Teresa Ritchie, JP		<i>Absent from 6.44pm to 6.53pm</i>
Cr Philippa Taylor	<i>Deputy Presiding Member</i>	

Observers:

Cr John Chester
Cr Liam Gobbert

Officers:

Mr Mike Tidy	Director Corporate Services
Mr Nico Claassen	Director Infrastructure Services
Mr Brad Sillence	Manager Governance
Mr Mike Smith	Manager Leisure and Cultural Services
Mr John Byrne	Governance Coordinator
Mrs Lesley Taylor	Governance Officer

DECLARATION OF OPENING

The Presiding Member declared the meeting open at 5.50pm.

DECLARATIONS OF INTEREST

Disclosures of Financial / 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.

Name/Position	Cr Teresa Ritchie, JP.
Item No./Subject	Item 5 – 2013-14 Refurbishment Projects – Timberlane Park Hall, Woodvale.
Nature of interest	Proximity Interest.
Extent of Interest	Cr Ritchie resides approximately 400 metres from Timberlane Park, Woodvale.

Disclosures of interest affecting impartiality

Elected Members (in accordance with Regulation 11 of the *Local Government [Rules of Conduct] Regulations 2007*) and employees (in accordance with the Code of Conduct) are required to declare any interest that may affect their impartiality in considering a matter. This declaration does not restrict any right to participate in or be present during the decision-making process. The Elected Member/employee is also encouraged to disclose the nature of the interest.

Name/Position	Mayor Troy Pickard.
Item No./Subject	Item 4 – 2014-15 Community Facility Refurbishment Projects.
Nature of interest	Interest that may affect impartiality.
Extent of Interest	In his capacity as Mayor, Mayor Pickard is the patron of the Joondalup Cricket Club, Joondalup Lakers Hockey Club and Joondalup City Football Club, all members of the Beaumaris Sports Association.

Name/Position	Mr Mike Smith, Manager Leisure and Cultural Services.
Item No./Subject	Item 4 – 2014-15 Community Facility Refurbishment Projects.
Nature of interest	Interest that may affect impartiality.
Extent of Interest	Mr Smith is a member of Joondalup Districts Cricket Club, which is a member of the Beaumaris Sports Association.

Name/Position	Cr Brian Corr.
Item No./Subject	Item 6 – Penistone Park, Greenwood – Proposed Redevelopment.
Nature of interest	Interest that may affect impartiality.
Extent of Interest	Cr Corr's son is a member of the cricket club at Penistone Park.

APOLOGIES/LEAVE OF ABSENCE

Leave of Absence previously approved

Cr Mike Norman 1 to 11 February 2014 inclusive.

CONFIRMATION OF MINUTES

MINUTES OF THE CAPITAL WORKS COMMITTEE HELD 26 NOVEMBER 2013

MOVED Mayor Pickard, **SECONDED** Cr Amphlett that the minutes of the meeting of the Capital Works Committee held on 26 November 2013 be confirmed as a true and correct record.

The Motion was Put and

CARRIED (7/0)

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

ANNOUNCEMENTS BY THE PRESIDING MEMBER WITHOUT DISCUSSION

Nil.

IDENTIFICATION OF MATTERS FOR WHICH THE MEETING MAY BE CLOSED TO THE PUBLIC

In accordance with Clause 5.2 of the City's *Meeting Procedures Local Law 2013*, this meeting was not open to the public.

PETITIONS AND DEPUTATIONS

Nil.

REPORTS**ITEM 1 UPDATE ON 2013-14 CAPITAL WORKS PROGRAM**

WARD	All
RESPONSIBLE DIRECTOR	Mr Nico Claassen Infrastructure Services
FILE NUMBER	102496, 101515
ATTACHMENT	Attachment 1 Capital Works Project Report 2013-14
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 *2013-14 Capital Works Program*.

EXECUTIVE SUMMARY

The Capital Works Project Report for the 2013-14 program, as at 31 December 2013, is attached (Attachment 1 refers).

It is therefore recommended that the Capital Works Committee NOTES the report on the Capital Works Projects for 2013-14 as at 31 December 2013 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 2013-14 program, as at 31 December 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 2013-14 program provides an update on the capital works activities undertaken as at 31 December 2013.

VOTING REQUIREMENTS

Simple Majority.

MOVED Cr Hamilton-Prime, **SECONDED** Mayor Pickard that the Capital Works Committee **NOTES** the report on the Capital Works Projects for 2013-14 as at 31 December 2013 forming Attachment 1 to this Report.

The Motion was Put and

CARRIED (7/0)

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

Appendix 1 refers

To access this attachment on electronic document, click here: [Attach1agnCWC040214.pdf](#)

BACKGROUND

At its meeting held on 6 August 2013, the Capital Works Committee requested that the following project reports from the *2013-14 Capital Works Program* be provided on a bi-monthly basis:

- Currambine Community Centre.
- Hodges Drive duplication.
- Warrandyte Park – landscape upgrade.
- Mawson Park – landscape upgrade.
- Hillarys Park – landscape upgrade.
- Delamere Park construction.
- Arterial Roads Entry Statements.
- Suburban Entry Statements.
- Shenton Avenue landscaping
- Admiral Park refurbishment.
- Marmion Foreshore car park.
- Iluka District Open Space – sports lighting upgrade.
- Otago Park – sump beautification.
- Joondalup City Centre lighting.
- Warwick Leisure Centre extension.
- Multi-storey car park – Boas Avenue.

DETAILS

A summary of the projects and their current status is detailed in the bi-monthly project reports forming Attachments 1-16 to this report.

Legislation / Strategic Community Plan / policy implications

Legislation	Sections 5.17 and 6.80 of the <i>Local Government Act 1995</i> . A committee cannot make decisions, on behalf of the Council, that require an absolute majority decision (section 5.17 of the <i>Local Government Act 1995</i>), in which case, and in accordance with Section 6.8 of the <i>Local Government Act 1995</i> , 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.
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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 two months.

VOTING REQUIREMENTS

Simple Majority.

MOVED Cr Amphlett, SECONDED Cr Hamilton-Prime that the Capital Works Committee NOTES the bi-monthly capital works project reports forming Attachments 1-16 to this Report.

The Motion was Put and

CARRIED (7/0)

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

Appendix 2 refers

To access this attachment on electronic document, click here: [Attach2agnCWC040214.pdf](#)

ITEM 3 HADDINGTON PARK, BELDON - PROPOSED BASKETBALL COURT INSTALLATION

WARD	Central
RESPONSIBLE DIRECTOR	Mr Nico Claassen Infrastructure Services
FILE NUMBER	06659, 102873, 101515
ATTACHMENTS	Attachment 1 Aerial Map of Haddington Park Attachment 2 Concept Plan of Haddington Park Attachment 3 Cost estimate
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 review Project PEP2651, proposed installation of a full size basketball court, approved for construction in the *2013-14 Capital Works Program*.

EXECUTIVE SUMMARY

The Project PEP2651 was included for installation in the *2013-14 Capital Works Program* (CWP) as an outcome of the 2013 Mid Year Review (MYR).

Project scoping undertaken in September 2013 revealed that Haddington Park, Beldon was not a suitable site for the installation of a full size basketball court. The topography, size, existing infrastructure and classification of the park constrains the installation (Attachment 1 refers). In addition, on further investigation with Leisure and Cultural Services, no specific user group could be identified.

Issues and options considered for this park do not support the installation of a full size basketball court on Haddington Park. In lieu of the basketball court it is recommended that an enhanced amenity be provided around the BBQ installation scheduled for installation in 2014 and the play space replacement listed for consideration in 2014-15 (Attachment 2 refers).

A funding reallocation from PEP2651 to PEP2650 is proposed as detailed under Financial/Budget Implications (Attachment 3 refers).

It is therefore recommended that Council APPROVES:

- 1 *the deletion of project PEP2651 Basketball Court installation proposed for Haddington Park;*
- 2 *the inclusion of connecting access paths with project PEP2650 BBQ Facility installation, approved in the 2013-14 Capital Works Program;*
- 3 *BY AN ABSOLUTE MAJORITY the reallocation of \$35,026 from project PEP2651 Basketball Court installation to project PEP2650 BBQ Facility installation to provide additional infrastructure and works as identified and detailed for PEP2650.*

BACKGROUND

As part of the 2013 MYR, held on 7 February 2013, two projects were requested for listing in the 2013-14 CWP for Haddington Park, Beldon.

Both projects were listed and approved in the budget for construction in 2013-14 as follows:

- PEP2650 - BBQ facility - \$15,000.
- PEP2651 - Full size Basketball Court - \$70,000.

Other work programmed for Haddington Park includes the replacement of the play equipment which is listed for consideration in the 2014-15 CWP.

DETAILS

Haddington Park is currently classified as Local Open Space and is just over two hectares in area, inclusive of 0.26 hectares of fenced bushland and 0.1 hectare dedicated to a BMX track. The existing play equipment comprises a combo unit, two single spring rockers, one double spring rocker and one double swing. The topography of this park slopes into the centre of the park from the kerb line on all bounding roads, ranging from 6.7 metres at the highest point to 2.5 metres at the lowest point (Attachment 1 refers).

The City's *Parks and Public Open Space Classification Framework* (PPOSCF) has been adopted as an internal protocol to assist in the planning and provision of park and public open space assets. The PPOSCF outlines the classification of all parks within the City of Joondalup and determines the type of infrastructure supported within each classification. Haddington Park is currently classified as Local Open Space (proposed classification Local Recreation Park) and the only supported asset for this level of park is park signage.

Project scoping was undertaken in September 2013 and concerns were raised regarding the suitability of Haddington Park for the installation of a sporting facility as approved. A meeting was held with Leisure and Cultural Services on 11 October 2013 to discuss the proposed installation and its potential use.

The project scoping undertaken included an assessment of the BBQ facility which comprised one double BBQ and one picnic structure and associated works. The provision of lighting to the BBQ facilities has increased the electrical works component creating a budget shortfall of \$12,320.

The enhanced BBQ amenity proposed for Haddington Park includes connecting access paths estimated at \$22,706. The total funding required for the enhanced BBQ project, inclusive of the identified shortfall of \$12,320, is \$35,026. The play space is a separate project and is budgeted independently in the 2014-15 CWP.

Design documentation and construction scheduling will be carried out for both the BBQ facility and play space simultaneously to facilitate the installation of the two projects as a whole. Timing for the BBQ facility installation is proposed for late in the 2013-14 financial year. This will potentially be a carried forward project, to align with the construction of the play space.

Issues and options considered

Constraints

A new full size basketball court installed at Haddington Park, Beldon is constrained by the following:

- The park classification, being Local Recreation Park, does not support the installation of sporting infrastructure.
- The topography of the park limits the locations available for a full basketball court installation without impacting local residents or the existing and future planned infrastructure (Attachment 1 refers).
- The booking potential of this facility as a hireable space is jeopardised without supporting amenities such as toilets and parking.
- Historically it is shown that the majority of the City's existing outdoor basketball courts are not booked out by user groups but are mainly used informally by local residents.

Options

No alternative options to the installation of a full size basketball court on Haddington Park, Beldon are recommended, however notwithstanding the park classification, it is proposed that an enhanced amenity be provided with the inclusion of connecting access paths with the BBQ and shelter installation in the 2013-14 financial year.

Legislation / Strategic Community Plan / policy implications

Legislation Not applicable.

Strategic Community Plan

Key theme Quality Urban Environment.

Objective Quality open spaces.

Strategic initiative Employ quality and enduring infrastructure designs that encourage high utilisation and increased outdoor activity.

Policy Not applicable.

Risk management considerations

There is no risk to the City if this project does not proceed.

Proceeding with this project without a comprehensive assessment of potential users for this infrastructure, risks investment with no valuable amenity return.

Financial/budget implications

The recommendation to Council is for the reallocation of \$35,026 from PEP2651 to PEP2650 as detailed below:

Account no.	PEP2651
Budget Item	Basketball Court installation
Budget amount	\$70,000
Amount spent to date	\$ 0
Proposed reallocation	\$35,026
Balance	\$34,974

Account no.	PEP2650
Budget Item	BBQ Facility installation
Budget amount	\$15,000
Amount spent to date	\$ 0
Estimated actual cost	\$27,320
Enhanced proposal cost	\$50,026
Proposed reallocation	\$35,026
Balance	\$ 0

Annual maintenance \$ 7,510

Regional significance

Not applicable.

Sustainability implications

Not applicable.

Consultation

No consultation has been undertaken for the proposed basketball court installation.

COMMENT

There is no additional historical information available supporting the installation of a full size basketball court on Haddington Park, Beldon.

VOTING REQUIREMENTS

Absolute Majority.

MOVED Cr Hamilton-Prime, **SECONDED** Cr Amphlett that Council **APPROVES**:

- 1** the deletion of project PEP2651 Basketball Court installation proposed for Haddington Park;
- 2** the inclusion of connecting access paths with project PEP2650 BBQ Facility installation, approved in the 2013-14 Capital Works Program;
- 3** **BY AN ABSOLUTE MAJORITY** the reallocation of \$35,026 from project PEP2651 Basketball Court installation to project PEP2650 BBQ Facility installation to provide additional infrastructure and works as identified and detailed for PEP2650.

The Motion was Put and

CARRIED (7/0)

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

Appendix 3 refers

To access this attachment on electronic document, click here: [Attach3agnCWC040214.pdf](#)

Disclosures of interest affecting impartiality

Name/Position	Mayor Troy Pickard.
Item No./Subject	Item 4 – 2014-15 Community Facility Refurbishment Projects.
Nature of interest	Interest that may affect impartiality.
Extent of Interest	In his capacity as Mayor, Mayor Pickard is the patron of the Joondalup Cricket Club, Joondalup Lakers Hockey Club and Joondalup City Football Club, all members of the Beamaris Sports Association.

Name/Position	Mr Mike Smith, Manager Leisure and Cultural Services.
Item No./Subject	Item 4 – 2014-15 Community Facility Refurbishment Projects.
Nature of interest	Interest that may affect impartiality.
Extent of Interest	Mr Smith is a member of Joondalup Districts Cricket Club, which is a member of the Beamaris Sports Association.

ITEM 4 2014-15 COMMUNITY FACILITY REFURBISHMENT PROJECTS

WARD	All
RESPONSIBLE DIRECTOR	Mr Mike Tidy Corporate Services
FILE NUMBER	08127, 02046, 77575, 101515
ATTACHMENT	Attachment 1 Aerial Map of Beamaris Community Centre Attachment 2 Beamaris Community Centre floor plan (existing) Attachment 3 Aerial Map of Iluka Sports Complex Attachment 4 Iluka Sports Complex floor plan (existing) Attachment 5 Aerial Map of Heathridge Park Clubroom Attachment 6 Heathridge Park Clubroom floor plan (existing) Attachment 7 City's Endorsed Master Planning Process Attachment 8 Beamaris Community Centre Concept Plan Attachment 9 Beamaris Community Centre Cost Estimate Attachment 10 Iluka Sports Complex Concept Plan Attachment 11 Iluka Sports Complex Cost Estimate Attachment 12 Heathridge Park Clubroom Concept Plan Attachment 13 Heathridge Park Clubroom Cost Estimate
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 concept plans and estimated capital costs for the proposed refurbishment of Beaumaris Community Centre, Ocean Reef; Iluka Sports Complex, Iluka; and Heathridge Park Clubroom, Heathridge.

EXECUTIVE SUMMARY

Each year the City plans to undertake one or two refurbishments of community and sporting facilities.

In 2011, the City undertook an internal review of community facilities in order to identify and prioritise future redevelopment and refurbishment projects for the City's *Five Year Capital Works Program*. As a result of this review, three community facilities were identified for refurbishment listed in the *2014-15 Capital Works Program*.

The three community facilities proposed for refurbishment in the *2014-15 Capital Works Program* include (with their respective budget listings):

- Beaumaris Community Centre, Ocean Reef - \$130,000.
- Iluka Sports Complex, Iluka - \$350,000.
- Heathridge Park Clubroom, Heathridge - \$262,840.

A budget of \$265,225 was also listed for Kingsley Memorial Clubrooms within the *2014-15 Capital Works Program*. As the City is unable to undertake four refurbishment projects in one year, planning for this has not been completed and it is proposed that this project be deferred to 2015-16, where adequate funds are available to undertake this project.

The three proposed refurbishment projects were presented at the Capital Works Committee meeting held on 26 November 2013. At this meeting, the three projects were referred back to the Chief Executive Officer for further review to consider the comments provided by the Capital Works Committee and to consider a separate report on the potential to master plan the Heathridge Park site. The comments received by the Capital Works Committee have been considered in this report and a report on a potential master plan of Heathridge Park will be presented for consideration at a later date.

As part of the needs analysis stage of the project, stakeholder consultation was undertaken with existing user groups who hire each facility on a regular basis. Considering the feedback from user groups and priorities identified by the City, a scope of works was developed in order to develop concept plans and a cost estimate for each project.

Each project's cost estimate has been itemised and the feasibility of each item determined. As the cost estimates exceed the current amounts listed in the *2014-15 Capital Works Program*, it is recommended to remove certain items from the scope of works for the Beaumaris Community Centre and the Iluka Sports Complex to enable cost savings. The proposed works at the Heathridge Park Clubroom significantly exceeded the budget listed in the *2014-15 Capital Works Program*. While cost savings are evident, the priority scope of work still exceeds the budget allocation therefore it is recommended to investigate a master plan for Heathridge Park site, including the Heathridge Park Clubroom, Heathridge Leisure Centre and Guy Daniel Clubrooms.

It is therefore recommended that Council:

- 1 *NOTES the following amounts are currently listed within the City's Five Year Capital Works Program for 2014-15:*
 - 1.1 *\$130,000 for Beaumaris Community Centre;*
 - 1.2 *\$350,000 for Iluka Sports Complex;*
 - 1.3 *\$262,840 for Heathridge Park Clubroom;*
- 2 *APPROVES the proposed refurbishment works at the Beaumaris Community Centre as detailed in this Report at a project cost estimate of \$124,000;*
- 3 *APPROVES the proposed refurbishment works at the Iluka Sports Complex as detailed in this Report at a project cost estimate of \$225,000;*
- 4 *APPROVES the remaining \$125,000 listed for the refurbishment of Iluka Sports Complex be used for items not scoped, subject to the City working with the Beaumaris Sports Association and the total project expenditure does not exceed \$350,000;*
- 5 *APPROVES the proposed refurbishment works at the Heathridge Park Clubroom as detailed in this Report at a project cost estimate of \$78,000;*
- 6 *REQUESTS the Chief Executive Officer to prepare a 'Philosophy and Parameters' report in relation to a master plan for Heathridge Park that includes the Heathridge Park Clubroom, Heathridge Leisure Centre and Guy Daniel Clubrooms to be presented to Council for consideration;*
- 7 *LISTS for consideration in the City's draft 2015-16 Capital Works Program the refurbishment of the Kingsley Memorial Clubrooms.*

BACKGROUND

Since 2007, the City has planned to undertake one or two refurbishments of community and sporting facilities each year. Refurbishment projects intend to improve the functionality and aesthetics of the facility and are not designed to undertake general maintenance. The scope of each project is generally confined to:

- painting
- replacing fixtures and fittings
- upgrading external environments such as pathways, landscaping, signage
- kitchen facilities
- floor coverings
- toilets and change rooms (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*.

In 2011, the City undertook an internal review of community facilities in order to identify and prioritise future redevelopment and refurbishment projects for the City's *Five Year Capital Works Program*. As a result of this review, three community facilities were identified for refurbishment listed in the *2014-15 Capital Works Program*.

Beaumaris Community Centre

The Beaumaris Community Centre is located at 66 Constellation Drive, Ocean Reef (Attachment 1 refers). The building was constructed in 1994 and includes a main hall, kitchen, furniture store, two meeting rooms, toilets and storage (Attachment 2 refers).

Eight groups (approximately 475 participants) utilise the hall annually for functions and regular meetings. The facility design and layout meets the needs of the user groups well, however the current kitchen is outdated and is proposed to be refurbished. Currently, there is a listing of \$130,000 in the City's *2014-15 Capital Works Program* for this project.

Iluka Sports Complex

Iluka Sports Complex is located at 6 Miami Beach Promenade, Iluka (Attachment 3 refers). The facility is currently occupied by the Beaumaris Sports Association (approximately 1,800 members) which includes the following sporting groups:

- Joondalup Bowling Club.
- Joondalup District Cricket Club.
- Joondalup City Soccer Club.
- Joondalup Lakers Hockey Club.

A number of regular hirers book the facility through the association and the facility is used for weddings, events and functions. Currently, the facility includes two function rooms, kitchen, bar, two meeting rooms, four change rooms, office space and storage areas (Attachment 4 refers). The existing kitchen limits the opportunities the association can provide to those who hire the facility and currently those who use the facility for functions are required to arrange catering off-site. The association would like to expand their opportunities to provide catering for functions for facility hirers and the option to deliver counter meals to assist overall revenue streams and financial sustainability. Furthermore, due to the recent addition of the Joondalup City Soccer Club to the association, there is increased pressure on storage available for sporting club equipment, furniture and the association's food and beverage stock which have become an environmental health issue. Currently, there is a listing of \$350,000 in the City's *2014-15 Capital Works Program* for this project.

Heathridge Park Clubroom

Heathridge Park Clubroom was built in 1991 and is located at 16 Sail Terrace, Heathridge (Attachment 5 refers). The facility was constructed at an approximate cost of \$90,000 and records indicate the Ocean Ridge Senior Cricket Club contributed \$5,000 and the Ocean Ridge Junior Football Club contributed \$15,000 towards the construction.

In 2009-10, floodlighting for Heathridge Park was installed at a total project cost of \$201,600. The project was funded on a one-third basis between the City, the Ocean Ridge Junior Football Club and the Department of Sport and Recreation's *Community Sporting and Recreation Facilities Fund* (CSRFF) program with each contributing \$67,200.

The facility is used by the following groups:

- Ocean Ridge Junior Cricket Club (160 members).
- Ocean Ridge Senior Cricket Club (100 members).
- Ocean Ridge Junior Football Club (730 members).
- Ocean Ridge Amateur Football Club (170 members).

The existing facility includes a 145m² meeting room, kitchen/kiosk/bar and small store (Attachment 6 refers). Hirers currently use the toilets and change rooms at the rear of the Heathridge Leisure Centre, and furniture (tables and chairs) and user group belongings are kept within the meeting room reducing its usable size and aesthetics. Currently, there is a listing of \$262,840 in the City's *2014-15 Capital Works Program* for this project.

A budget of \$265,225 was also listed for Kingsley Memorial Clubrooms within the *2014-15 Capital Works Program*. As the City is unable to undertake four refurbishment projects in one year, planning for this has not been undertaken and it is proposed that this project be deferred to 2015-16, where adequate funds are available to undertake this project.

The three proposed community facility refurbishment projects in the City's *2014-15 Capital Works Program* were presented to the Capital Works Committee at its meeting held on 26 November 2013. At this meeting, the committee referred the report back to the Chief Executive Officer:

- "1 *for further review of the three projects considering the views expressed by the Capital Works Committee;*
- 2 *to allow a separate report being prepared for the Capital Works Committee's consideration on the potential for a master planning exercise for Heathridge Park including the Heathridge Leisure Centre, Guy Daniel Clubrooms, tennis courts and surrounding car parks."*

As a result, this report includes a review of the three proposed community facility refurbishment projects based on the comments received from the Capital Works Committee. A separate report will be presented for consideration at a later date on the potential to master plan Heathridge Park.

DETAILS

Stakeholder Consultation

Planning for the projects commenced in line with the City's endorsed *Master Planning Process* (Attachment 7 refers). As part of the needs analysis stage of the project, stakeholder consultation was undertaken with existing user groups who hire each facility on a regular basis. A consultation package was sent to each regular user group which included a cover letter, frequently asked questions sheet and comment form. Stakeholder consultation was undertaken for a period 21 days from Monday 24 June to Friday 12 July 2013.

The following is a summary of the stakeholder consultation.

Beaumaris Community Centre

The regular user groups of the Beaumaris Community Centre were asked to indicate their feedback on the inclusions of the following items as part of the refurbishment project:

- replacement of the kitchen sink, taps, bench tops and cabinets
- painting of hall and foyer
- sanding and polishing of floorboards in main hall
- new alarm system.

The majority of user groups supported all of the above items to be included as part of the refurbishment project. In addition, user groups were allowed to make additional comments. Various groups requested consideration of the following items and these were included in the scope of work to progress to concept design:

- smoke detectors
- false ceiling for main hall (for more efficient heating/cooling).

Other requests such as a shade sail to the playground and reducing noise from the air-conditioning ducts were not included in the scope as they were deemed either not feasible, a building maintenance issue or outside the scope of a refurbishment project.

Iluka Sports Complex

The Beaumaris Sports Association was asked to provide comments on the proposed scope of the refurbishment project. The association requested the following items as part of their refurbishment in order of priority:

- 1 Upgrade kitchen to a commercial standard.
- 2 New storage area for furniture and sporting equipment.
- 3 Painting of internal and external areas of the building.
- 4 Brick pave the northern external area of the facility and provide an additional shade shelter.

During the consultation period, the City met with the association to provide an overview of the project. The association was made aware of the existing project budget and that a financial contribution to the project from the association may be required. Furthermore, the association outlined the desire for a commercial kitchen as it provides a revenue opportunity while the main function area is hired out externally during times the member clubs of the association are not using the space.

In October 2013, the City met with the association to provide an overview of the concept plans and cost estimate. The project scope of work was discussed with the association and subsequent information has been provided in the 'Issues and options considered' section of this Report.

Heathridge Park Clubroom

The regular user groups of the Heathridge Park Clubroom were asked to indicate their support on new toilets being accessible from inside the clubroom, a new furniture store and a new community group storage area. The majority of user groups supported all the above items to be included as part of the refurbishment project. In addition, user groups were allowed to make additional comments and some groups requested consideration of the following items which were included in the scope of works to progress to concept design:

- Undercover verandah extension.
- Increased shade around BBQ areas.
- Extension of the meeting area to accommodate 200 patrons.
- Bi-fold style glass doors opening on to verandah for better viewing over the oval.

In October 2013, the City met with all regular user groups to provide an overview of the concept plans and cost estimate. The project scope of works was discussed with the user groups and subsequent information has been provided in the 'Issues and options considered' section of this Report.

Concept Plans and Capital Cost Estimates

A scope of works was developed for each facility based on addressing the challenges identified by the internal review undertaken in 2011, any new challenges identified during a site tour by City officers and stakeholder consultation with user groups. Facility concept plans were developed based on the scope of works for each facility and a cost estimate was obtained by an external Quantity Surveyor. It should be noted that at the concept design stage of a project, cost estimates are broader and allow for larger margins in comparison to those obtained during the detailed design stage of the project (pre-tender estimate). The following is a summary of each facility's scope of works, concept plan and capital cost estimate.

Beaumaris Community Centre

The internal review of community facilities in 2011 outlined the kitchen was the main priority to be refurbished at the Beaumaris Community Centre. Subsequently the facility concept plan (Attachment 8 refers) has focused on this area. A number of other items were included as part of the scope to investigate as they were identified as part of the stakeholder consultation. The following is a summary of the items and a cost estimate (Attachment 9 refers):

Item	Cost
Refurbishment of existing kitchen	\$104,700
Painting of hall and foyer	\$12,000
Sanding and polishing of floor boards (main hall)	\$30,300
False ceiling for main hall (including modification of existing gas heaters and lighting) ¹	\$77,300
Bin wash down area	\$2,400
New locks and re-keying	\$4,400
Push bars and modifications to external gates	\$6,100
Toilet grab rails	\$1,700
Signage (Disability)	\$2,100
Smoke detectors and alarm system	\$6,000
TOTAL	\$247,000

¹Reverse cycle air-conditioning could be installed as an additional option for the false ceiling to efficiently heat and cool the facility. Including this item in the scope would cost an extra \$55,000.

The above summary includes:

- preliminaries and small works margin
- professional fees in order to undertake detailed design
- design contingencies
- building contingencies and cost escalation to January 2015.

Iluka Sports Complex

The main priority identified by the Beaumaris Sports Association in the facility refurbishment is to include a commercial kitchen. Early during concept design, the existing kitchen location was deemed not suitable for the purpose the association desired due to the physical size, layout and access to sewer for a grease trap. In addition, storage for furniture and two user groups is a high priority. Also, some additional items have been included as part of the facility concept plan (Attachment 10 refers) which have been identified by the association and subsequently itemised in the following capital cost estimate (Attachment 11 refers):

Item	Cost
New commercial kitchen area (no fit-out)	\$160,000
Commercial kitchen fit-out (including cool room, freezer and kitchen exhaust)	\$320,000
Grease trap (requirement for commercial kitchen)	\$40,000
Refurbishment of existing kitchen to bar store	\$20,000
New office store	\$60,000
New sport store	\$80,000
Bin wash down area	\$3,000
Repainting to lobby/internal foyer	\$6,000
Refurbishment of existing changerooms	\$25,000
External brick paving and shade shelter	\$16,000
Relocate existing dance floor (required for new location of commercial kitchen)	\$15,000
Allowance for modifications and extensions to external services (as necessary)	\$35,000
TOTAL	\$780,000

The above summary includes:

- preliminaries and small works margin
- professional fees in order to undertake detailed design
- design contingencies
- building contingencies and cost escalation to January 2015.

Heathridge Park Clubroom

A concept plan (Attachment 12 refers) and a capital cost estimate (Attachment 13 refers) was presented at the Capital Works Committee meeting held on 26 November 2013. The proposed works included new toilets and storage areas, an undercover verandah extension, bi-fold doors (aluminium sliding), heating and cooling system and new internal flooring. The total cost estimate of these works was \$582,000.

Given the cost estimate presented at the Capital Works Committee meeting held on 26 November 2013 exceeded the listing of \$262,840 and the committee's view that the Heathridge Park site including the Heathridge Park Clubrooms, Heathridge Leisure Centre and Guy Daniel Clubrooms provided an opportunity for the City to master plan the site, the City has investigated a reduced scope of works to meet the immediate needs of the existing user groups. These works include undertaking the undercover verandah extension and minor modifications to enable access to the ground floor activity room within the Heathridge Leisure Centre and suit the immediate needs of the existing user groups.

These works have been estimated at \$78,000. If a cost saving is required, a single pitch undercover verandah extension option could be undertaken which will reduce the total cost estimate by \$6,000.

Given the minor cost saving, the double pitch undercover verandah extension is recommended as it will provide more shade and shelter to the outside area overlooking the oval. In addition, it is more resistant to uplift forces from wind gusts and the design aligns with the existing building profile.

Issues and options considered

The budget amounts within the *2014-15 Capital Works Program* for each facility were indicative and the figures were not based on any project scoping, concept plan or cost estimate.

Each project's cost estimate has been itemised and the feasibility of each item determined. As the cost estimates exceed the current amounts listed in the *2014-15 Capital Works Program*, there is an option to remove certain items from each project to enable cost savings.

Beaumaris Community Centre

The total cost estimate to undertake the refurbishment project is \$247,000, although a number of items included in the scope were added as desirable items and are not required for the facility to meet compliance standards, safety and user functionality. In addition, a number of items can be undertaken as programmed maintenance items.

Upgrading the kitchen, installing a new bin wash down area, installing push bars and modifications to external gates, installing toilet grab rails, new signage (disability), and smoke detectors and alarm system are considered items that meet compliance standards or are important to the user group's (predominately senior groups) functionality of the facility. Therefore the following items have been removed from the project scope:

- Painting of hall and foyer – \$11,000.
- Sanding and polishing of floorboards – \$30,300.
- False ceiling (including modification of existing gas heaters and lighting) – \$77,300.
- New locks and re-keying - \$4,400.

Painting of the hall and foyer, and sanding and polishing of floor boards are deemed as building maintenance and will be listed within the operating budget. New locks and re-keying are part of the City's program of re-keying facilities and are scheduled to be updated in early 2014. The false ceiling was deemed not feasible or necessary as modifications to the existing heating and cooling system are required or a new reverse cycle air-conditioning system would need to be installed.

Removing these items from the project will reduce the total project cost to \$124,000, which is within the project budget of \$130,000 within the City's *2014-15 Capital Works Program*.

In addition to the works to be undertaken as part of the refurbishment project, a number of maintenance items have been identified including the replacement of the external building sign and external clock. These items are classified as general maintenance items and will be undertaken in 2014-15 as part of the City's general maintenance of the building.

Iluka Sports Complex

During initial stakeholder consultation, four main items were requested by the association. This included upgrade of the kitchen to a commercial standard; additional storage for furniture, food and beverage and sporting groups; re-painting of the internal lobby/foyer and external brick paving and a shade shelter.

The total cost estimate to undertake all items in the refurbishment project is \$780,000, although during the stakeholder consultation in October 2013 the City outlined to the association that the proposed kitchen fit-out specification is higher than the level provided at other community facilities across the City. For example, the Currambine Community Centre (currently under construction) will have the highest standard of fit-out for a kitchen across the City. A pre-tender estimate for the Currambine Community Centre outlined that the estimated fit-out cost for the kitchen is \$77,500.

The Currambine Community Centre pre-tender estimate does not include additional fees such as, preliminaries, professional fees, and design and building contingencies. Therefore, in order to make a comparison, the Iluka Sports Complex proposed kitchen should have additional fees removed resulting in a cost estimate of \$217,500. Therefore the cost difference between the highest standard of fit-out the City provides for a kitchen (Currambine Community Centre) and the proposed kitchen at the Iluka Sports Complex is \$140,000. The City requested that the association contribute the financial difference between Currambine Community Centre kitchen fit-out and the cost estimate for the kitchen fit-out at the Iluka Sports Complex proposed refurbishment (\$140,000).

Subsequently, the association deemed that making a financial contribution to the project was not feasible and has requested that the following scope of work be undertaken:

Item	Cost
New office store	\$60,000
New sport store	\$80,000
Bin wash down area	\$3,000
Repainting to lobby/internal foyer	\$6,000
Refurbishment of existing changerooms	\$25,000
External brick paving and shade shelter	\$16,000
Allowance for modifications and extensions to external services (as necessary)	\$35,000
TOTAL	\$225,000

Undertaking the abovementioned works are estimated to cost \$225,000, which is within the listing of \$350,000 within the City's *2014-15 Capital Works Program*. This will leave \$125,000 remaining from the budget for the Iluka Sports Complex. This amount could be allocated towards alternative projects within 2014-15 or could be considered as an overall saving for the City. However, the association has requested these funds be used for non-scoped items for the project including upgrading/replacement of existing kitchen equipment and re-painting to all internal and external areas of the Iluka Sports Complex. The association has requested that the \$350,000 budget remains and the association and the City work towards expending the remaining funds on the Iluka Sports Complex, keeping within the project budget.

If the \$125,000 remains part of the project budget, the City will work with the association to develop an updated scope of works. The association will be required to provide the City information regarding the use of the proposed refurbished kitchen to ensure the use and purpose remains within the *Food Act 2008* guidelines and relevant Australian Standards. As part of this process the City will develop kitchen concept designs in consultation with the association and a new cost estimate will be sought.

In addition to the works to be undertaken as part of the refurbishment project, a number of maintenance items have been identified including cracks in the render on the external facade and calcium build-up and corrosion on the external window frames. These items are classified as general maintenance items and will be undertaken in the 2014-15 financial year as part of the City's general maintenance of the building.

Heathridge Park Clubroom

The initial proposed works included new toilets and storage areas, an undercover verandah extension, bi-fold doors (aluminium sliding), heating and cooling system and new internal flooring at a total cost estimate of \$582,000. Given the cost estimate for the works and the nearby location of the Heathridge Leisure Centre and Guy Daniel Clubrooms also located on the site, there is an opportunity to redevelop the site with a master plan in the future.

Therefore a reduced scope of works is recommended to be undertaken at the clubrooms to support the existing user group's immediate needs. The reduced scope of works is estimated to cost \$78,000.

A cost saving of \$6,000 is an option to construct a single pitch undercover verandah extension. However, this option is not recommended given the reduction in shade, lower resistance to wind gusts and the design not fitting the existing clubroom profile.

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

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

Financial/budget implications*Beaumaris Community Centre*

The following is listed within the City's 2014-15 Capital Works Program:

Account no.	BCW2523.
Budget Item	2014-15 Beaumaris Community Centre Refurbishment.
Budget amount	\$ 130,000
Amount spent to date	\$ 0
Balance	\$ 130,000

The estimated capital cost as provided by the external Quantity Surveyor for this project is \$247,000. However, this estimate includes desirable items as outlined in the 'Issues and options considered' section of this report. Subsequently, the following items are recommended to be completed as part of the refurbishment project:

- Refurbishment of existing kitchen.
- Bin wash down area.
- Push bars and modifications to external gates.
- Toilet grab rails.
- Signage (Disability).
- Smoke detectors and alarm system.

The overall estimated cost for these items is \$124,000.

Furthermore, the refurbishment works will not have any impact on future operational and maintenance costs for the facility.

Iluka Sports Complex

The following is listed within the City's 2014-15 Capital Works Program:

Account no.	BCW2106.
Budget Item	2014-15 Iluka Sports Complex Refurbishment.
Budget amount	\$ 350,000
Amount spent to date	\$ 0
Balance	\$ 350,000

The estimated capital cost as provided by the external Quantity Surveyor for this project is \$780,000. However, the estimate includes scoping the cost for a commercial kitchen which has been deemed not feasible to construct for the association as outlined in the 'Issues and options considered' section of this report. Subsequently, the following items have been requested by the association:

- New office store.
- New sport store.
- Bin wash down area.
- Repainting to lobby/internal foyer.
- Refurbishment of existing change rooms.
- External brick paving and shade shelter.
- Allowance for modifications and extensions to external services (as necessary).

The overall estimated cost for these items is \$225,000.

Currently, the Iluka Sports Complex operates on a lease arrangement between the City and the association. The City has explained that as part of the existing lease arrangement, the association will be responsible for all increases in rent, utility, maintenance and any additional operating costs associated with any refurbishment works as outlined in the lease agreement.

Heathridge Park Clubroom

The following is listed within the City's *2014-15 Capital Works Program*:

Account no.	BCW2522.
Budget Item	2014-15 Heathridge Park Clubroom Refurbishment.
Budget amount	\$ 262,840
Amount spent to date	\$ 0
Balance	\$ 262,840

It is recommended that the reduced scope of works be undertaken at the Heathridge Park Clubroom at the total estimated cost of \$78,000. Subsequently, this will result in a cost saving of \$184,840 in the City's *2014-15 Capital Works Program*.

In 2013-14, the estimated net operating cost for Heathridge Park Clubroom is \$38,179 based on an expected expenditure of \$43,817 and an income of \$5,638.

If the proposed refurbishment works are approved, the net operating cost is estimated at \$41,179 per annum based on an expected expenditure of \$46,817 and an income of \$5,638 (in today's dollars).

Kingsley Memorial Clubrooms

It is also important to note that as an outcome of a review of community facilities undertaken in 2011, Kingsley Memorial Clubrooms was originally listed for refurbishment in the City's *2015-16 Capital Works Program* with a budget of \$265,225 (BCW2524). As part of the capital works budget process last year, these funds were brought forward to 2014-15 however, as the City is unable to undertake four refurbishment projects in one year, planning for this project has not been completed. This project will need to be deferred back to 2015-16, where adequate funds are available.

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.

Social

The project has included consultation with existing user groups to ensure that feedback received represents their needs. Furthermore, any refurbishment works 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

Consultation was undertaken with existing user groups of three facilities during the site and needs analysis stage of the project. In addition, the City also consulted with users of the Iluka Sports Complex and Heathridge Park Clubroom during the concept design stage of the project. Details of the consultation have been highlighted in the 'Details' and 'Issues and options considered' sections of this report. Notably, the option to master plan the Heathridge Park site has not been mentioned to the user groups of the Heathridge Park Clubroom.

COMMENT

Refurbishment projects aim to address the functionality and aesthetic issues the City has with facilities. Given that all three facilities service over 3,400 patrons on a regular basis, it is recommended that refurbishment works are undertaken on all three facilities.

As outlined, a number of items can be removed from the proposed refurbishment at Beaumaris Community Centre and it is recommended that the following works be undertaken at this facility:

- Refurbishment of existing kitchen.
- Bin wash down area.
- Push bars and modifications to external gates.
- Toilet grab rails.
- Signage (Disability).
- Smoke detectors and alarm system.

These works are estimated to cost \$124,000 which is within the \$130,000 project budget.

As agreed by the Beaumaris Sports Association, the following works are recommended for inclusion in the refurbishment of the Iluka Sports Complex:

- New office store.
- New sport store.
- Bin wash down area.
- Repainting to lobby/internal foyer.
- Refurbishment of existing changerooms.
- External brick paving and shade shelter.
- Allowance for modifications and extensions to external services (as necessary).

The total amount for the these works is \$225,000 which is currently within the \$350,000 budget in the City's *2014-15 Five Year Capital Works Program*. The remaining \$125,000 could be considered as an overall saving to the City, however the association has requested that the remaining \$125,000 be allocated towards other items not yet scoped. It is recommended that the City scope the new works and develop a new concept plan to use the remaining \$125,000, ensuring that the final project does not exceed \$350,000.

It is recommended that the reduced scope of works at Heathridge Park Clubroom, which includes an undercover verandah extension and modifications to the ground floor activity room at an estimated cost of \$78,000, be undertaken. The remaining \$184,840 will result in a cost saving within the City's *2014-15 Capital Works Program*. Furthermore given the opportunity to master plan the Heathridge Park site, a 'Philosophy and Parameters' report will be developed and presented to Council for consideration.

VOTING REQUIREMENTS

Simple Majority.

OFFICER'S RECOMMENDATION

That Council:

- 1 NOTES the following amounts are currently listed within the City's 2014-15 Five Year Capital Works Program:
 - 1.1 \$130,000 for Beaumaris Community Centre;
 - 1.2 \$350,000 for Iluka Sports Complex;
 - 1.3 \$262,840 for Heathridge Park Clubroom;
- 2 APPROVES the proposed refurbishment works at the Beaumaris Community Centre as detailed in this Report at a project cost estimate of \$124,000;
- 3 APPROVES the proposed refurbishment works at the Iluka Sports Complex as detailed in this Report at a project cost estimate of \$225,000;
- 4 APPROVES the remaining \$125,000 listed for the refurbishment of Iluka Sports Complex be used for items not scoped, subject to the City working with the Beaumaris Sports Association and the total project expenditure does not exceed \$350,000;
- 5 APPROVES the proposed refurbishment works at the Heathridge Park Clubroom as detailed in this Report at a project cost estimate of \$78,000;
- 6 REQUESTS the Chief Executive Officer to prepare a 'Philosophy and Parameters' report in relation to a master plan for Heathridge Park that includes the Heathridge Park Clubroom, Heathridge Leisure Centre and Guy Daniel Clubrooms to be presented to Council for consideration;
- 7 LISTS for consideration in the City's 2015-16 Capital Works Program the refurbishment of the Kingsley Memorial Clubrooms.

MOVED Mayor Pickard, SECONDED Cr Hamilton-Prime that Council:

- 1 NOTES the following amounts are currently listed within the City's 2014-15 Five Year Capital Works Program:**
 - 1.1 \$130,000 for Beaumaris Community Centre;**
 - 1.2 \$350,000 for Iluka Sports Complex;**
 - 1.3 \$262,840 for Heathridge Park Clubroom;**
- 2 APPROVES the proposed refurbishment works at the Beaumaris Community Centre as detailed in this Report at a project cost estimate of \$124,000;**
- 3 APPROVES the full original refurbishment works at the Iluka Sports Complex as detailed in this Report which was estimated at \$780,000, however removing the fit out of the commercial kitchen costed at \$320,000 to bring the total City of Joondalup project to \$460,000;**
- 4 REQUESTS an additional \$110,000 be listed for consideration in the City's 2014-15 Capital Works Program for the refurbishment of the Iluka Sports Complex subject to:**
 - 4.1 The Beaumaris Sports Association providing the City with a copy of the association's resolution and proof of financial capability to fund the fit out of equipment for the commercial kitchen;**
 - 4.2 The fit out to be completed within two years of the completion of the City's works;**
 - 4.3 The Beaumaris Sports Association working with the City on the kitchen fit out to ensure commercial grade and equipment standards are met;**
 - 4.4 That in the event the Beaumaris Sports Association does not complete the fit out within the terms as per Part 4.2 above that they be required to repay the additional \$110,000 to the City of Joondalup;**
- 5 APPROVES the proposed refurbishment works at the Heathridge Park Clubroom as detailed in this Report at a project cost estimate of \$78,000;**
- 6 REQUESTS the Chief Executive Officer to prepare a 'Philosophy and Parameters' report in relation to a master plan for Heathridge Park that includes the Heathridge Park Clubroom, Heathridge Leisure Centre and Guy Daniel Clubrooms to be presented to Council for consideration;**
- 7 LISTS for consideration in the City's 2015-16 Capital Works Program the refurbishment of the Kingsley Memorial Clubrooms.**

The Motion was Put and

CARRIED (7/0)

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

Appendix 4 refers

To access this attachment on electronic document, click here: [Attach4agnCWC040214.pdf](#)

Disclosure of Financial / Proximity Interest

Name/Position	Cr Teresa Ritchie, JP.
Item No./Subject	Item 5 – 2013-14 Refurbishment Projects – Timberlane Park Hall, Woodvale.
Nature of interest	Proximity Interest.
Extent of Interest	Cr Ritchie resides approximately 400 metres from Timberlane Park, Woodvale.

Cr Ritchie left the room at 6.44pm.

ITEM 5 2013-14 REFURBISHMENT PROJECTS — TIMBERLANE PARK HALL, WOODVALE

WARD	Central
RESPONSIBLE DIRECTOR	Mr Mike Tidy Corporate Services
FILE NUMBER	02387, 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 Council to be updated on the outcome of the Regional Development Australia Fund - Round Five grant application for the refurbishment of Timberlane Park Hall, Woodvale and defer the project to the *2015-16 Capital Works Program*.

EXECUTIVE SUMMARY

Timberlane Park Hall is located on Timberlane Drive, Woodvale. In the *2013-14 Capital Works Program* an indicative amount of \$400,000 (from the Strategic Asset Management Reserve) is allocated to refurbish the hall. The refurbishment will improve the level of amenity provide for existing users while also assisting to spread organised sport usage on nearby Chichester Park, which due to its high utilisation rates has led to challenges in maintaining a quality sport surface. Subsequently, a concept plan was developed and a capital cost estimate was obtained. The project was estimated to cost \$813,900.

In June 2013, the City received notification from the *Department of Regional Australia, Local Government, Arts and Sport* (the Department) that it had been allocated \$275,016 through the *Regional Development Australia Fund* (RDAF) Round Five. As a result, at its meeting held on 16 July 2013 (CJ143-07/13 refers), Council agreed to put forward the Timberlane Park Hall refurbishment project for the Round Five RDAF and supported the City funding any unallocated portion of the refurbishment in the *2014-15 Capital Works Program*.

Following a change in federal government at the election in October 2013, the City received notification in December 2013 that the new government will not fund projects from the RDAF Round Five. Given the federal funding for this project is no longer available, a decision on the future of the project needs to be determined.

The Timberlane Park Hall refurbishment project remains a priority for the City as it supports the needs of local sporting groups and will assist to spread the organised sport usage in Woodvale. Given the City did not receive funding from the RDAF and budget priorities for 2014-15 are already determined, it is recommended that the project be deferred and Council lists \$845,643 in the City's draft 2015-16 *Capital Works Program*.

It is therefore recommended that Council:

- 1 *NOTES that the funding for the Timberlane Park Hall refurbishment project through the Regional Development Australia Fund was withdrawn;*
- 2 *BY AN ABSOLUTE MAJORITY REVOKES Part 3 its decision of 16 July 2013 (Item CJ143-07/13 refers) as follows:*
 - “3 *SUPPORTS any unallocated portion of the Timberlane Park Hall refurbishment project budget to be included in the 2014-15 Capital Works Program*”;
- 3 *APPROVES the proposed refurbishment project including new change rooms, universal park access toilet, umpire room, extension of internal toilets and new internal showers, CCTV room, new alarm system, new BBQ area, new bin wash area and path to oval at Timberlane Park Hall as detailed in Report CJ143-07/13 at the revised project cost estimate of \$845,643 (includes cost escalation to 2015-16);*
- 4 *LISTS for consideration \$845,643 in the City's draft 2015-16 Capital Works Program for the refurbishment at Timberlane Park Hall.*

BACKGROUND

Timberlane Park Hall is located on Timberlane Drive, Woodvale and is situated within Timberlane Park. In the 2013-14 *Capital Works Program* an indicative amount of \$400,000 (from the Strategic Asset Management Reserve) is allocated to the proposed refurbishment of Timberlane Park Hall. The allocation was listed based on potential project costs only as no project scoping, concept design or cost estimates were finalised when the budget was determined.

The intention of the refurbishment is to improve the level of amenity for the user groups (four groups) of the hall, however more importantly to assist to spread the organised sport usage from nearby Chichester Park, Woodvale due to its high utilisation rates which has led to challenges in maintaining a quality surface for organised sport in winter.

Subsequently a concept plan was developed which included the following:

- 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.

A capital cost estimate was obtained for the proposed refurbishment works and the project was estimated to cost \$813,900 including detailed design and contingencies.

In June 2013, the City received notification from the *Department of Regional Australia, Local Government, Arts and Sport* (the Department) that it had been allocated \$275,016 through the Regional Development Australia Fund (RDAF) Round Five. The purpose of this grant funding was to assist local governments fund the immediate infrastructure needs of their communities.

At its meeting held on 16 July 2013 (CJ143-07/13 refers), Council considered concept plans and a capital cost estimate for the Timberlane Park Hall refurbishment. Given the shortfall of funds (\$413,900) for the Timberlane Park Hall refurbishment project and the project meeting all of the RDAF's criteria, the following was resolved:

"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."*

It was proposed that if the grant funding was successful, that the project would be undertaken over two financial years (2013-14 and 2014-15).

DETAILS

As a result of the Council meeting held on 16 July 2013, an application was prepared and submitted to the Department. Following a change in federal government at the election in October 2013, the City received notification in December 2013 that the new government will not fund projects from the RDAF Round Five. Given the federal funding for this project is no longer available, a decision on the future of the project needs to be determined.

Issues and options considered

There are a number of options for the project outlined below.

Option 1 – Not proceed with the refurbishment

If this option was preferred, it would mean the current facility would continue to function with limited ability to meet user group needs. Currently, hall users do not have access to internal toilets and use external 'park standard' toilets. Furthermore the City will be unable to spread some of the usage in winter from nearby Chichester Park as there are no change rooms at the facility.

Option 2 – Proceed with the project as planned

This option would see the refurbishment undertaken as planned over two years in 2013-14 and 2014-15 with the City required to fund the additional project costs within the *2014-15 Capital Works Program*. Notably three other projects, Beaumaris Community Centre, Iluka Sports Complex and Heathridge Park Clubroom refurbishment projects have been planned and are proposed as part of the *2014-15 Capital Works Program*.

Option 3 – Defer the project until 2015-16

Currently in the City's *2015-16 Capital Works Program*, it is proposed that a refurbishment be undertaken of the Kingsley Memorial Clubrooms. If the Timberlane Park Hall project was to be deferred, the Kingsley Memorial Clubroom project would also be undertaken in the same year. Deferring the Timberlane Park Hall refurbishment project would require listing of the total project cost for consideration in *2015-16 Capital Works Program* for the Timberlane Park Hall refurbishment project.

Deferring the Timberlane Park Hall refurbishment project to 2015-16 will also allow an opportunity to apply for the Department of Sport and Recreation's *Community Sporting and Recreation Facilities Fund* (CSRFF). In order to construct in 2015-16 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 2014. 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.

Option 4 – Defer the project until 2015-16 and defer all subsequent refurbishment projects by a year

As outlined in Option three, it is proposed that a refurbishment be undertaken of the Kingsley Memorial Clubrooms. Alternatively, if the Timberlane Park Hall project was to be deferred, the Kingsley Memorial Clubroom project could be deferred to 2016-17 so that only one refurbishment project is undertaken in each year. All subsequent refurbishment projects would then be deferred one year later.

Again, deferring the Timberlane Park Hall refurbishment project to 2015-16 will also allow an opportunity to apply for the Department of Sport and Recreation's *Community Sporting and Recreation Facilities Fund* (CSRFF).

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

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.

If the City seeks CSRFF funding in the next Forward Planning Grant funding round for this project, it will effectively be competing against other City project submissions which could result in a significant risk that not all projects will be funded.

Financial/budget implications

Currently, an amount of \$400,000 (from the Strategic Asset Management Reserve) is listed in the City's *2013-14 Capital Works Program* for the project. The proposed refurbishment works were estimated at \$813,900. Given the cost estimate was provided in April 2013 and if works were to be deferred to 2015-16, it is prudent to add cost escalation (3.9%). The estimated cost including cost escalation for the Timberlane Park Hall refurbishment project is \$845,643.

All amounts quoted in this report are exclusive of GST.

Regional significance

Not applicable.

Sustainability implications

The sustainability implications for this project were highlighted in the report to Council at its meeting held on 16 July 2013 (CJ143-07/13 refers).

Consultation

As part of the planning phase of the project, consultation was undertaken with existing and potential user groups of the hall and oval which was highlighted in the report to Council at its meeting held on 16 July 2013 (CJ143-07/13 refers).

COMMENT

The Timberlane Park Hall refurbishment is a priority for the City, given the improvements it will bring to the level of the existing amenity and the assistance it will provide in maintaining a quality playing surface at Chichester Park. However, as the funding from the RDAF is no longer available, the City would need to fund the full project costs estimated at \$845,643 (including cost escalation to 2015-16).

It is recommended that the Timberlane Park refurbishment project proceed, however given the City's priorities already being set for 2014-15, it is recommended that the project be deferred to 2015-16 and the City lists \$845,643 for consideration in the City's *Five Year Capital Works Program*.

VOTING REQUIREMENTS

Absolute Majority.

MOVED Cr Amphlett, **SECONDED** Cr Hamilton-Prime that Council:

- 1 **NOTES** that the funding for the Timberlane Park Hall refurbishment project through the Regional Development Australia Fund was withdrawn;
- 2 **BY AN ABSOLUTE MAJORITY REVOKES** Part 3 its decision of 16 July 2013 (Item CJ143-07/13 refers) as follows:
 - “3 **SUPPORTS** any unallocated portion of the Timberlane Park Hall refurbishment project budget to be included in the 2014-15 Capital Works Program”;
- 3 **APPROVES** the proposed refurbishment project including new changerooms, universal park access toilet, umpire room, extension of internal toilets and new internal showers, CCTV room, new alarm system, new BBQ area, new bin wash area and path to oval at Timberlane Park Hall as detailed in Report CJ143-07/13 at the revised project cost estimate of \$845,643 (includes cost escalation to 2015-16);
- 4 **LISTS** for consideration \$845,643 in the City’s draft 2015-16 Capital Works Program for the refurbishment at Timberlane Park Hall.

The Motion was Put and

CARRIED (6/0)

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

Cr Ritchie entered the room at 6.53pm.

Disclosure of interest affecting impartiality

Name/Position	Cr Brian Corr.
Item No./Subject	Item 6 – Penistone Park, Greenwood – Proposed Redevelopment.
Nature of interest	Interest that may affect impartiality.
Extent of Interest	Cr Corr's son is a member of the cricket club at Penistone Park.

ITEM 6 PENISTONE PARK, GREENWOOD - PROPOSED REDEVELOPMENT

WARD	South-East
RESPONSIBLE DIRECTOR	Mr Mike Tidy Corporate Services
FILE NUMBER	02184, 101515
ATTACHMENTS	Attachment 1 Penistone Park aerial map Attachment 2 Penistone Park clubroom floor plan (existing) Attachment 3 Penistone Park proposed community sporting facility floor plan Attachment 4 Penistone Park proposed community sporting facility elevations Attachment 5 Penistone Park proposed site plan – Option 1 Attachment 6 Penistone Park proposed site plan – Option 2 Attachment 7 Penistone Park proposed site plan – Option 3 Attachment 8 Project capital cost estimate breakdown
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 concept plan options and estimated capital costs for the proposed redevelopment at Penistone Park, Greenwood.

EXECUTIVE SUMMARY

Penistone Park located on Penistone Street, Greenwood is approximately 11.4 hectares in size and is classified as a 'District Park' within the City's existing *Parks and Public Open Spaces Classification Framework* (PPOSCF). The park has two active sporting ovals, a clubroom, floodlighting, car parking, three practice cricket nets, two outdoor basketball courts, two tennis courts, a tennis shelter and a playground. The clubroom was constructed in 1975, which consists of a hall, toilets, change rooms, furniture store and user group storage. In 2007-08 the facility was refurbished with an upgrade to the toilets and change rooms and painting.

In July-August 2013, the City undertook community consultation on the proposed redevelopment of the Penistone Park clubrooms and other site infrastructure. Given the support from the community on proposed redevelopment, at its meeting held on 24 September 2013 (CJ179-09/13 refers). Council requested the development of concept plans for the Penistone Park redevelopment project.

A facility floor plan and three site concept plan options have been developed for the project. The facility floor plan includes change rooms, umpire room, toilets, kitchen, 140m² main hall that overlooks both ovals, associated storage and a covered verandah area. The facility floor plan is consistent across all three site concept plan options.

Site concept plan Option one has been developed with the view of replacing the existing building and maintaining the park infrastructure in its current location. It includes:

- a new 3-on-3 basketball pad
- a picnic/BBQ area
- a tennis hit-up wall
- removal of the existing tennis shelter
- an outdoor storage shed
- basketball courts.

The total estimated cost for Option one including redevelopment of the facility is \$2,835,000.

Site concept plan Option two is identical to Option one, however it links the two existing car parks together and re-locates the playground closer to the facility. The total estimated cost for Option two including redevelopment of the facility is \$3,110,000.

Site concept plan Option three has been developed at the request of Council at its meeting held on 24 September 2013 (CJ179-09/13 refers) to consider the location of the tennis courts. This Option is identical to Option two, however it also includes the re-location of the tennis courts to the northern area of the site, the development of a new car park in the location of the existing tennis courts with access from Penistone Street and removal of the internal service road and south-western car park. This Option addresses all of the current challenges with the facility and site and creates safe and strong connections between both ovals and the new facility. It is the preferred option at a total estimated cost of \$3,707,000.

Currently listed for the project in the City's *Five Year Capital Works Program* are \$50,000 for new cricket nets (2013-14); \$240,000 for the detailed designs (2014-15); and \$2,000,000 for the construction works (2015-16). The \$2,000,000 construction works budget allocation was based on the redevelopment of the building only, with no project scoping, concept plans or cost estimates being undertaken at the time. As the project now includes infrastructure in addition to a new facility, it is reasonable to expect that the total project cost would be in excess of the budget amount that was originally estimated. As the preferred option exceeds the existing budget allocation, a further \$1,417,000 would be required to undertake all works for the project.

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 \$1,235,666.

It is recommended that the Penistone Park redevelopment project progress to a second round of community consultation on the preferred site concept plan - Option three as it provides the best outcome for regular users and the community. The second round of consultation would be undertaken in March-April 2014 and would seek comment on specific project details including the site plan and its infrastructure, facility components and changes to the project since the initial consultation. The feedback and results of the consultation will be collated and presented to Council in mid 2014.

Provided 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 16 September 2014.

It is therefore recommended that Council:

- 1 *NOTES the following amounts are currently listed within the City's Five Year Capital Works Program in relation to Penistone Park:*
 - 1.1 *\$50,000 within 2013-14 for new cricket nets;*
 - 1.2 *\$240,000 within 2014-15 for detailed design of the redevelopment project;*
 - 1.3 *\$2,000,000 within 2015-16 for construction of the redevelopment project;*
- 2 *APPROVES the proposed redevelopment project including demolition and site works, construction of a new community sporting facility, relocated playground, new BBQ/picnic area, new 3-on-3 basketball pad, new tennis hit-up wall, relocated tennis courts, construction of new car park, relocated cricket nets at Penistone Park as included in Option three and detailed in this Report at a project cost estimate of \$3,707,000;*
- 3 *Subject to the approval of site concept plan Option three, REQUESTS that the \$50,000 allocated in the 2013-14 Capital Works Program for the Penistone Park cricket net replacement will be carried forward and listed for consideration in the 2015-16 Capital Works Program;*
- 4 *Subject to the approval of the transfer of funds in Part 3 above REQUESTS that a further \$1,417,000 be listed for consideration in the 2015-16 Capital Works Program for the Penistone Park redevelopment project subject to a successful CSRFF grant application of \$1,235,666;*
- 5 *REQUESTS the Chief Executive Officer to arrange further community consultation on site concept plan Option three as detailed in this Report for the Penistone Park redevelopment project to be conducted from 31 March – 21 April 2014.*

BACKGROUND

Penistone Park located on Penistone Street, Greenwood (Attachment 1 refers) is approximately 11.4 hectares in size and is classified as a 'District Park' within the City's existing PPOSCF. The park has two active sporting ovals, a clubroom, 118 car parking bays (including verge parking), three cricket practice nets, a synthetic centre cricket pitch, two outdoor basketball courts, two tennis courts, a playground and a tennis shelter. In October 2013, the City upgraded floodlighting on both sporting ovals with four towers on each oval. The upper (east) oval provides lighting levels of 250 lux (Australian Standard small ball sports training), while the lower (west) oval provides levels of 50 lux (Australian Standard large ball sports training). The additional lux levels above the City's standard level of provision (50 lux) on the upper (east) oval was provided as the Wanneroo Lacrosse Club contributed approximately \$29,000 to the project to improve the level of the lighting.

The existing clubroom (Attachment 2 refers) was constructed in 1975 which consists of a hall, kitchen, toilets, changerooms, furniture store and user group storage. In 2007-08 the facility was refurbished with an upgrade to the toilets and change rooms, and painting. In 2009-10, the playground was upgraded with new equipment, rubber softfall and new path.

Over 1,300 registered members from the following seven user groups hire the ovals and/or the clubroom on a regular basis:

- Penistone Playgroup.
- Warwick/Greenwood Cricket Club.
- Warwick/Greenwood Junior Cricket Club.
- Wanneroo Modcrosse/Lacrosse Club.
- Warwick/Greenwood Amateur Football Club.
- Warwick/Greenwood Junior Football Club.
- Greenwood Little Athletics Club.

In July – August 2013, community consultation was undertaken with 92% supporting the redevelopment of a new multi-purpose community sporting facility and subsequently at its meeting held on 24 September 2013 (CJ179-09/13 refers), Council requested the development of concept plans for Penistone Park with the inclusion of the following:

- New multi-purpose community sporting facility.
- Replacement of the existing basketball courts with a 3-on-3 basketball pad.
- Replacement of existing cricket practice nets.
- Removal of outdoor storage sheds and tennis shelter and consolidation of these into the new multi-purpose community sporting facility.
- Consideration of the existing two tennis courts located on the southern portion of the site.

Currently, \$2,000,000 is allocated in the *2015-16 Capital Works Program* for construction of the redevelopment project. As no project scoping, concept plans or cost estimates had been undertaken at the time of setting the budget, the figure was based on redeveloping the existing building only and used the cost of the Seacrest Park Community Sporting Facility as a basis. Furthermore, this figure did not factor in cost escalation.

DETAILS

Currently, there are a number of issues with the existing building and site including the age of the existing facility, drainage issues around the building, limited available storage and the service road that disconnects users from the AFL/Cricket oval and change room. Given these issues, the feedback received as part of the community consultation period and the resolutions of Council at its meeting held on 24 September 2013 (CJ179-09/13 refers), a facility concept plan and three site concept plan options have been developed for consideration.

Facility concept plan

As part of the project, a facility concept plan has been developed for a new community sporting facility (Attachments 3 and 4 refer). The community sporting facility has been designed to meet the functional needs of the user groups using the facility, the two ovals, and playground and with the key learnings from other recently constructed facilities including Seacrest Community Sporting Facility, Sorrento and Forrest Park Community Sporting Facility, Padbury.

It is proposed that the existing facility will be demolished and a new facility be constructed approximately 30 metres north of the existing location which will require removal of the existing basketball courts. The new location aligns closer to the middle of the park allowing better views of both ovals and closer access to each oval. In addition, the proposed facility location is closer to the existing car parks and playground for easier access. Key elements of the proposed facility design include:

- Main hall (140m²) with viewing over both ovals (existing hall is 138m²).
- Two changerooms and an umpire's changeroom.
- Internal toilets and external park toilet (includes automatic timed door lock system).
- Kitchen and dedicated kitchen storage area.
- Equipment storage and a furniture store.
- Closed Circuit Television (CCTV) room and undercover viewing areas around the perimeter of the facility.

All facility elements and their level of fit-out are based on the City's standard level of provision for this type of development similar to those included in the Seacrest Park Community Sporting Facility and Forrest Park Community Sporting Facility. The main hall area replicates the hall size at the existing clubrooms and user group storage areas have been allocated based on 'standard storeroom' provisions and where necessary due to sporting groups that have additional equipment, storage areas have been sized appropriately. In addition, the facility is proposed to include environmentally sustainable design features such as waterless urinals, photovoltaic (solar) panels, energy efficient light fittings and reduced flow water fixtures.

Site concept plans

Three site concept plan options have been developed which aim to address the existing site challenges. It has been determined that the redevelopment project will not generate any increase in car parking demand and therefore no substantial increases in car parking are proposed across all three options. During the community consultation period members of the community and the Wanneroo Lacrosse Club requested a 'tennis hit-up wall' be included which would be used as a training aid for lacrosse training in addition to passive recreation opportunities. Furthermore, both cricket clubs suggested that the cricket nets are in a poor location as they do not utilise the natural light in the evenings for training and subsequently asked the City to investigate their re-location.

Option One

Site concept plan Option one (Attachment 5 refers) has been developed with the view of redeveloping the facility and maintaining the park infrastructure in its current location. This option addresses the current challenges with the facility, however the service road through the middle of the site still disconnects users from both sides of the park and causes pedestrian crossing issues. Furthermore, the service road enables cars to park along the service road which adds to the pedestrian crossing issues. Therefore a dedicated pedestrian crossing point is proposed which will include signage and guide rails to improve pedestrian safety.

Option Two

Site concept plan Option two (Attachment 6 refers), is identical to Option one, however it links the two existing car parks together and re-locates the playground closer to the facility. The objective of linking the two car parks together is to allow easier access to the north eastern car park from Penistone Street as currently access is only through the local neighbourhood area with the entrance on Ranleigh Way. The new car park has been designed to discourage vehicles using the car park as a short-cut through to Penistone Street. This option also creates approximately 15 additional parking bays and the long-jump pit is proposed to be re-located as a result of moving the playground.

Similar to Option one, Option two addresses current challenges with the facility, however the service road still disconnects users from both sides of the park and causes pedestrian crossing issues. As in Option one, the same dedicated pedestrian crossing point is proposed to improve pedestrian safety.

Option Three

Site concept plan Option three (Attachment 7 refers) has been developed to consider the location of the tennis courts. This option is identical to Option two, however includes the following:

- Re-location of the tennis courts to the northern area of the site.
- Development of a new car park (53 new car parking bays) in the location of the existing tennis courts with access from Penistone Street.
- Removal of the internal service road and south-western car park (loss of 45 car parking bays).
- Re-location of the cricket nets approximately 50 metres south-east.

This option addresses all of the current challenges with the facility and site and creates safe and strong viewing and walking connections between both ovals and the new facility. Furthermore, it takes advantage of the existing site levels which would limit the amount of earthworks required. The car park works results in approximately eight additional car parking bays.

Estimated capital costs

An external Quantity Surveyor (QS) has provided a capital cost estimate on the facility and three site option plans (Attachment 8 refers). A summary of the total project cost has been provided for each option.

Item	Option 1	Option 2	Option 3
Facility – building and fit-out	\$1,860,000	\$1,860,000	\$1,860,000
External services to facility (stormwater, sewer, water, gas, electrical)	\$261,300	\$261,300	\$261,300
Temporary toilets, changerooms and storage (during the 6 month construction period)	\$75,000	\$75,000	\$75,000
Site preparation and clearing	\$105,000	\$107,700	\$133,500
CCTV installation (equipment only)	\$92,000	\$92,000	\$92,000
Photovoltaic panels (re-use existing system)	\$45,000	\$45,000	\$45,000
Signage	\$2,100	\$2,100	\$2,100
Traffic calming devices	\$1,400	\$1,400	N/A
Paths and pedestrian paving	\$30,100	\$46,400	\$57,000
Soft landscaping and benches	\$60,400	\$73,500	\$174,000
Practice cricket nets (4)	\$171,700	\$171,700	\$171,700
3-on-3 basketball pad	\$14,200	\$14,200	\$14,200
Picnic shelter, setting and BBQ at playground	\$48,300	\$48,300	\$48,300
Tennis hit-up wall	\$28,300	\$28,300	\$28,300
Picnic shelter and setting at tennis courts	\$25,600	\$25,600	\$25,600
New car park with lighting	N/A	\$116,600	\$286,000
Relocation of existing playground with new equipment	N/A	\$117,400	\$117,400
Relocation of existing long jump-pit	N/A	\$8,900	\$8,900
New tennis courts (2) with retaining wall, fencing, gates and floodlights	N/A	N/A	\$292,100
Public artwork (1% of building construction costs excluding preliminaries, design and building contingencies.)	\$14,600	\$14,600	\$14,600
Total	\$2,835,000	\$3,110,000	\$3,707,000

All capital cost estimates include preliminaries, design contingencies, building contingencies, cost escalation to July 2015, professional fees and approval fees.

The City's *Art and Memorabilia Collections Policy* states that the state government's 'Percent 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 the 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 building has been included.

The CCTV system proposed allows for the City to install a system that meets the general needs in a public space and will assist to monitor areas inside and around the proposed building. The system will allow City officers to monitor cameras from the City's CCTV control room (in the main administration building) and if the need arises will allow expansion to the park and surrounding area. Alternatively, an entry level system can be installed which will result in a cost saving of approximately \$30,000 which will not be remotely viewable from the City's CCTV control room, however this is how existing facilities with CCTV within the City are managed.

Tree removal

In all three site plan options, two *Eucalyptus camaldulensis* trees west of the proposed facility location have been identified as obstructions and are proposed to be removed. One of the trees branches will overhang the proposed building verandah, while the second tree's roots are currently lifting up the kerbing and asphalt in the south-western car park.

It is proposed to replace the two *Eucalyptus camaldulensis* trees with four new native trees. The *Eucalyptus camaldulensis* are not an endangered species and are densely populated among Penistone Park. A suitable location will be chosen for the four new trees to be planted during the detailed design stage of the project.

In site concept plan Option three, the tennis courts and cricket nets are proposed to be re-located and three *Jacaranda mimosifolia* planted in 2009 will require re-location. There are also some small trees and shrubs which include a tuart, New Zealand christmas tree, Callistemon, Hibiscus and Malaleucas which require removal. The tuart is the only native species to Western Australia and a recent assessment has stated that is not in good condition. Given the condition of the tree, it is proposed to be removed and replaced with two new tuart trees in a suitable location during the detailed design stage of the project.

In addition, one *Eucalyptus marginata* (Jarrah) located south of the proposed location of the tennis courts is required to be removed. The trees distance is close (approximately two metres) to the edge of the tennis courts and the tennis courts may have a detrimental impact on the trees root system. Furthermore, a recent assessment has stated that this tree is currently not in good condition as the tree canopy is showing signs of stress and is suffering from tropism. Given the condition of the tree, it is proposed to be removed and replaced with two new native trees in a suitable location during the detailed design stage of the project.

South-west of the re-located cricket nets in site concept plan Option three, one *Eucalyptus robusta* is proposed to be removed. This tree is not native to Western Australia and is known to drop limbs which are a risk to users of the cricket nets.

Service road

During the initial community consultation period in July-August 2013, user groups of the facility and ovals expressed concerns with cars parking and travelling along the internal service road which causes a safety issue with children crossing from one side of the park to other during sports training and competition. An internal assessment of the service road indicated that the road is already heavily treated with speed humps and the main challenge is cars parking along the service road. As many children are at a similar height to car bonnets, this can cause sight line issues for drivers.

If site concept plan Options one or two proceed, it is proposed that a dedicated crossing point be marked to alert drivers and guide rails be installed to outline for pedestrians the safest place to cross. In addition, no parking signs can be installed to stop cars parking along the internal service road improving sight lines.

Cricket nets

Currently, there is \$50,000 listed in the 2013-14 *Capital Works Program* for the replacement of the three cricket nets at Penistone Park. In all three site concept plan options it is proposed that four cricket nets are constructed as part of the project based on the training requirements of the two cricket clubs. If site concept plan Options one or two is preferred the location of the cricket nets will remain and the replacement of the cricket nets can proceed as planned in 2013-14. However, if site concept plan Option three is preferred, the location of the cricket nets will move approximately 50 metres south-east of the existing location and will be carried out as part of the full construction works of the site. Therefore, if site concept plan Option three is supported, it is proposed that the \$50,000 listed in the 2013-14 *Capital Works Program* be carried forward to 2015-16.

Issues and options considered

There are a number of issues for consideration for the Penistone Park redevelopment project which have been outlined below.

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 part or all of the facilities in 2015-16 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 2014. 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.

Community consultation

As per the City's endorsed Master Planning Process, redevelopment projects typically undertake two rounds of community consultation. The first was undertaken in July-August 2013 and sought support from the local community on the proposed scope for the project. The second round of consultation seeks comment on the specific project details including the site plan, facility components and any changes to the project since the initial consultation.

In the first round of consultation, the City received an average response rate of 11.5%. The results are summarised as follows:

- 92% supported the redevelopment of the existing clubroom into a multi-purpose community sporting facility.
- 76% supported the replacement of the existing basketball courts with a 3-on-3 basketball pad.
- 80% supported the replacement of the cricket practice nets.
- 88% supported the removal of outdoor storage sheds and tennis shelter.

Given the above support, an option exists to not conduct further community consultation. However, as Options two and three include additional infrastructure items not initially consulted on, it is recommended that the second round of community consultation be undertaken. Furthermore, it will give the community another opportunity to make comment on the project with more detailed information on the site layout and basic facility design.

In order to meet project timelines and CSRFF requirements, it is proposed to undertake consultation with residents and stakeholders from 31 March to 21 April 2014. Community consultation will involve a direct mail out, site signage and information on the City's website and social media pages.

It is important to note that consultation tools have yet to be developed as the preferred site concept plan option and approach in delivering the project is yet to be determined. Once the second round of consultation is undertaken, the feedback received will be collated and included in a further report to Council for consideration.

Preferred site plan

Three site concept plan options have been developed for consideration. Option One at a total estimated cost of \$2,835,000 focuses on replacing the building and maintaining the other site infrastructure. Option two at a total estimated cost of \$3,110,000 is similar to Option one, however links the two car parks together and re-locates the playground closer to the facility.

Option three at a total estimated cost of \$3,707,000 is preferred, as it addresses all of the current challenges with the facility and site and also creates safe and strong viewing and walking connections between both ovals and the new facility.

Project works

Given all site concept plan options exceed the existing construction budget of \$2,000,000, opportunities exist to reduce the project costs by removing items. The following items can either not be included in the project or could be listed for consideration in a future year of the City's *Five Year Capital Works Program*:

- CCTV – estimated cost \$92,000. This includes equipment only for a system that has the capacity to link to the City's CCTV control room. Alternatively, an entry level system could be installed which will result in a saving of \$30,000 from the estimated cost.
- Photovoltaic (solar) panels – estimated cost \$45,000. Photovoltaic panels in other similar facilities across the City are currently saving approximately \$2,500 per facility per annum in utility costs.
- Tennis hit-up wall including light pole – estimated cost \$28,300.
- 3-on-3 basketball pad – estimated cost \$14,200.
- Picnic shelter and setting, BBQ and light pole at playground – estimated cost of \$48,300.
- Public artwork – estimated cost \$14,600.

If site concept plan Option two or three is preferred, there is an option to re-use the existing playground equipment as it will be only six years old. Using the existing equipment will save \$35,500.

In the initial consultation the 3-on-3 basketball pad received a high level of support (76%), therefore it is recommended that these works remain a part of the proposed redevelopment

Furthermore, if site concept plan Option one or two is preferred, cricket nets including the additional retaining walls and power outlet can be removed as they would be carried out as planned in 2013-14 and would save \$171,700 from the final project budget.

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

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. Consultation was only undertaken on infrastructure elements in site concept plan Option one, therefore if site concept plan Option two or three is preferred, it is recommended that consultation be undertaken on these elements. Furthermore, no site plans or diagrams were included in the initial consultation therefore it is recommended that the second round of consultation be undertaken regardless of the preferred site concept plan option.

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 \$50,000 for new practice cricket nets (2013-14), \$240,000 for the detailed design stage of the project (2014-15) and \$2,000,000 for the construction (2015-16).

Current operating expenses

In 2013-14, the operating expenses for Penistone Park and Penistone Clubrooms are estimated as follows:

Income	Amount
Penistone Park Clubroom (hire fees)	\$9,794
Penistone Park (hire fees – tennis court and park)	\$7,753
Total Income	\$17,547

Expenditure	Amount
Penistone Park Clubroom	(\$51,934)
Penistone Park Tennis Shelter	(\$2,280)
Penistone Park Storage Shed	(\$339)
Penistone Park (includes irrigation and park maintenance)	(\$216,775)
Total Expenditure	(\$271,328)
NET OPERATING COST – SURPLUS (DEFICIT)	(\$253,781)

Future operating expenses

The following table compares the estimated operating expenses of the redevelopment options to the status quo. The operating expenses for each of the three redevelopment options are estimated to be the same. These figures are in today's dollars.

Operating expenses (excluding inflation)	Status quo	Options 1, 2 or 3
Penistone Park Clubroom	\$52,000	\$52,000
General irrigation, mowing, wages etc	\$181,200	\$181,200
Infrastructure maintenance (cricket nets, tennis courts etc)	\$35,600	\$43,300
Penistone Park Tennis Shelter	\$2,300	N/A
Penistone Park Storage Shed	\$400	N/A
Total Expenditure	\$271,500	\$276,500

The operating cost for the new clubroom is estimated at \$52,000, the same as existing cost. In reality it is expected that the costs would be lower, as the building is new (requiring less maintenance) and will have environmental sustainable design features such as waterless urinals, reduced water flow fixtures and energy efficient light fittings. In comparison to other buildings that are the same size and type (Seacrest Park Community Sporting Facility), the annual cost is approximately \$40,000 per annum. However, for purposes of being prudent at this stage the same cost is assumed.

Notably, general irrigation, mowing, wages and the like is not expected to vary between the various options. In addition, on all three redevelopment options, it is expected that it will cost approximately an additional \$7,700 for the new picnic setting and BBQ at the playground, picnic setting at the tennis courts, tennis hit-up wall and 3-on-3 basketball pad. However, given the removal of the existing tennis shelter and storage shed, this will result in a cost saving of \$2,700. Overall, the estimated operating expenses for the redevelopment are \$5,000 (1.8%) higher than the existing costs.

Total 20 year cash flows

The following table provides an estimate of the total cash flows to the City by comparing all three redevelopment options against the status quo over a 20 year period (2013-14 to 2033-34 and includes inflation).

Overall surplus / (deficit) up to 2033-34 ('000s)	Status quo	Option 1	Option 2	Option 3
Capital expenditure and one-off	(\$926)	(\$2,835)	(\$3,110)	(\$3,707)
One off income (CSRFF grant)		\$945	\$1,037	\$1,236
Borrowings and reserve funding		\$1,890	\$2,073	\$2,471
Funding repayments and interest		(\$2,183)	(\$2,395)	(\$2,854)
Operating expenses	(\$8,061)	(\$8,264)	(\$8,289)	(\$8,258)
Operating income	\$503	\$503	\$503	\$503
Surplus (Deficit) / Total	(\$8,484)	(\$9,943)	(\$10,181)	(\$10,609)
Surplus (Deficit) between options and the status quo		(\$1,459)	(\$1,697)	(\$2,125)

The 20 year cash flows table assumes the following:

- CSRFF (one-off income) to the full amount (one-third) of project costs is received.
- The project will be funded from borrowings and interest is paid over a five year loan. In reality the City may fund the project from either reserve funds or municipal funds, although for the purposes of calculating the cost of funds, a loan is assumed in the financial evaluation.
- For the status quo option, a capital expenditure and one-off figure including inflation for replacement of the cricket practice nets (\$100,000) in 2013-14 and a refurbishment of the clubrooms (\$500,000) in 2032-33.
- In option three the tennis courts will be replaced in 2015-16 and will require re-surfacing once within the 20 year period, while in options one and two they will be required to be re-surfaced twice within the 20 year period.

20 Year Strategic Financial Plan

The following table provides a comparison of the three options against the City's 20 Year Strategic Financial Plan (SFP).

Cash flows vs 20-Year Strategic Financial Plan ('000s)	SFP (updated November 2013)	Option 1	Option 2	Option 3
Capital expenditure and one-off	(\$2,240)	(\$2,835)	(\$3,110)	(\$3,707)
One off income (CSRFF)	\$667	\$945	\$1,037	\$1,236
Borrowings and reserve funding	\$1,573	\$1,890	\$2,073	\$2,471
Funding repayments and interest	(\$1,817)	(\$2,183)	(\$2,395)	(\$2,854)
Operating expenses	(\$930)	(\$203)	(\$229)	(\$197)
Operating income				
Surplus (Deficit) / Total	(\$2,747)	(\$2,386)	(\$2,623)	(\$3,051)
Vs SFP		\$361	\$124	(\$304)

The SFP last updated in November 2013, assumed that the building would cost an additional \$30,000 per annum to operate (approximately \$80,000). However, new estimates specific to this project suggest that the building will only cost approximately \$50,000 to operate per annum.

Comparisons to other facility projects

The following table provides a breakdown of the proposed project as a way of comparison to the size and cost of the Seacrest Park Community Sporting Facility project as this also services two ovals.

Project	Facility size	Facility cost per square metre	Total building cost
Penistone	680m ²	\$2,143/m ²	\$1,860,000
Seacrest (2010)	616m ²	\$1,950/m ²	\$1,450,000

Preferred option

Three different site concept plan options have been developed for consideration, however the site concept plan Option three is the recommended option as this addresses all of the existing challenges at Penistone Park and provides the best outcome in relation to connecting both sides of the park and the community sporting facility with both fields, the playground and car parking.

A Quantity Surveyor (QS) estimate has been undertaken based on the developed site and floor plans and totals \$3,707,000 for option three which includes detailed design, tender documentation, forward works and construction.

While a CSRFF application may result in a contribution of up to one-third for the works (in this case up to \$1,235,666), if Council supports the project proceeding, 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 of Option three, a further \$1,417,000 would be required to be allocated to this project to complete the works detailed in this Report.

The following table is a summary to undertake Option three as outlined in this Report with potential cost savings – to not install a CCTV system, public artwork and photovoltaic (solar) panels from the project, and in options two and three to re-use the existing playground equipment as part of the project. In addition it includes the possible grant funding if the subsequent CSRFF application is successful (up to one-third of the project costs).

Option	Funding break-down	Existing project budget	Additional budget funds required	Estimated total cost (assuming a successful CSRFF application)
Option 1 - Full project	City Funds CSRFF Grant Total	\$1,623,334 <u>\$666,666</u> \$2,290,000	\$266,666 <u>\$278,334</u> \$545,000	\$1,890,000 <u>\$945,000</u> \$2,835,000
Option 1 - Not install CCTV system, photovoltaic panels, and public artwork	City Funds CSRFF Grant Total	\$1,623,334 <u>\$666,666</u> \$2,290,000	\$165,600 <u>\$227,800</u> \$393,400	\$1,788,934 <u>\$894,466</u> \$2,683,400
Option 2 - Full project	City Funds CSRFF Grant Total	\$1,623,334 <u>\$666,666</u> \$2,290,000	\$450,000 <u>\$370,000</u> \$820,000	\$2,073,334 <u>\$1,036,666</u> \$3,110,000
Option 2 - Not install CCTV system, photovoltaic panels, public artwork and re-use play equipment.	City Funds CSRFF Grant Total	\$1,623,334 <u>\$666,666</u> \$2,290,000	\$325,266 <u>\$307,634</u> \$632,900	\$1,948,600 <u>\$974,300</u> \$2,922,900
Option 3 - Full project	City Funds CSRFF Grant Total	\$1,623,334 <u>\$666,666</u> \$2,290,000	\$848,000 <u>\$569,000</u> \$1,417,000	\$2,471,334 <u>\$1,235,666</u> \$3,707,000
Option 3 - Not install CCTV system, photovoltaic panels, public artwork and re-use play equipment.	City Funds CSRFF Grant Total	\$1,623,334 <u>\$666,666</u> \$2,290,000	\$723,266 <u>\$506,634</u> \$1,229,900	\$2,346,600 <u>\$1,173,300</u> \$3,519,900

Although there are potential cost savings to the project, it is preferred all works are carried out as they provide the best outcome for the community. Based on the total project cost estimate, a further \$1,417,000 would be required to complete all works for the preferred option - Option three. It is recommended that the further funds required are included in the City's 2015-16 Capital Works Program.

Possible funding opportunity

The Hawker Park redevelopment project which is scheduled for 2014-15 is awaiting the outcome of an application made to the Department of Sport and Recreation's CSRFF for a grant contribution. Currently the City has \$1,717,000 allocated for this project. The Hawker Park redevelopment project is one of three major projects the City applied for a CSRFF grant in September 2013 which also included the Synthetic Hockey Pitch Project (Warwick Open Space) and the Bramston Park development project (Burns Beach). It is anticipated the outcome of the CSRFF application will be announced in late February - early March 2014. Hawker Park was given the lowest priority for funding and the likelihood that the City will receive a CSRFF grant is low, therefore a potential funding solution is to use the loan funds identified for the Hawker Park redevelopment project on the Penistone Park redevelopment project.

The Penistone Park redevelopment project is considered a higher priority than the Hawker Park redevelopment project as it will provide greater benefits to the community based on the following criteria:

- It is classified as one of eight 'District Parks' in the City's PPOSCF given that it has two ovals, and services the local area and several surrounding suburbs.
- The facility and ovals currently support seven different user groups with over 1,300 participants.
- The park has the flexibility and infrastructure to accommodate multiple types of sport.
- The park is used as a primary training and competition venue.

All amounts quoted in this report are exclusive of GST.

Regional significance

Not applicable.

Sustainability implications

Environmental

All facility redevelopment projects are planned to reduce the impact of the carbon footprint and consider environmental sustainability design features where possible within the project budget. In addition, the site concept plans have been developed with the aim of minimising the impact on important flora and fauna at Penistone Park. As two trees have been identified as obstructions and are proposed to be removed, four new native trees will be planted in a suitable location as replacement.

Social

The project has included consultation with existing user groups and the local wider community to ensure that the proposed redevelopment represents the community's diverse needs. It is expected that if the redevelopment works occur, the project will lead to higher utilisation rates of the facility and potentially the oval. The proposed re-location of the playground closer to the facility will also assist the playgroup's programs and support greater interaction with other members of the community. 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 endorsed *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

Results of the initial community consultation for this project were included in the report considered by Council at its meeting held on 24 September 2013 (CJ179-09/13 refers). A decision needs to be made whether further community consultation will be undertaken for this project. It is recommended that the second round of consultation be undertaken given that more detailed information will be presented for the community to provide feedback on.

COMMENT

Based on the total cost estimate for detailed design, tender documentation, forward works and construction for Option three exceeds the combined existing allocation in the *Capital Works Program* for this project of \$2,290,000, a further \$1,417,000 would be required to complete the works as detailed in this Report. The initial budget allocation was based on the redevelopment of the building only, with no project scoping, concept plans or cost estimates. As the proposed Penistone Park redevelopment project now includes infrastructure in addition to the building, it is reasonable to expect that the total project cost would be in excess of the budget amount that was originally estimated.

Although the first round of community consultation had over 92% support for the redevelopment of the facility, it is recommended that the Penistone Park redevelopment project progress to a second round of community consultation as this consultation will seek comment on specific project details including the site plan and infrastructure (site concept plan Option three), facility components and changes to the project since the initial consultation.

Given the project timelines are on schedule, it is recommended that a submission be made to the CSRFF Forward Planning Grant funding round subject to project support as part of the second community consultation period. 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 16 September 2014.

At the time of the proposed redevelopment, the Penistone Park Clubrooms will be 40 years old. In addition, seven user groups hire the facility on a regular basis totalling over 1,300 active members; therefore it is recommended that site concept plan Option three and the facility concept plan be presented to the community and stakeholders for consultation as it provides the best outcome for the user groups and the community.

VOTING REQUIREMENTS

Simple Majority.

OFFICER'S RECOMMENDATION

That Council:

- 1 NOTES the following amounts are currently listed within the City's Five Year Capital Works Program in relation to Penistone Park:
 - 1.1 \$50,000 within 2013-14 for new cricket nets;
 - 1.2 \$240,000 within 2014-15 for detailed design of the redevelopment project;
 - 1.3 \$2,000,000 within 2015-16 for construction of the redevelopment project;
- 2 APPROVES the proposed redevelopment project including demolition and site works, construction of a new community sporting facility, relocated playground, new BBQ/picnic area, new 3-on-3 basketball pad, new tennis hit-up wall, relocated tennis courts, construction of new car park, relocated cricket nets at Penistone Park as included in Option three and detailed in this Report at a project cost estimate of \$3,707,000;
- 3 Subject to the approval of site concept plan Option three, REQUESTS that the \$50,000 allocated in the 2013-14 Capital Works Program for the Penistone Park cricket net replacement will be carried forward and listed for consideration in the draft 2015-16 Capital Works Program;
- 4 Subject to the approval of the transfer of funds in Part 3 above REQUESTS that a further \$1,417,000 be listed for consideration within the 2015-16 Capital Works Program for the Penistone Park redevelopment project subject to a successful CSRFF grant application of \$1,235,666;
- 5 REQUESTS the Chief Executive Officer to arrange further community consultation on site concept plan Option three as detailed in this Report for the Penistone Park redevelopment project to be conducted from 31 March – 21 April 2014

MOVED Cr Corr, SECONDED Mayor Pickard that Council:

- 1 **NOTES the following amounts are currently listed within the City's Five Year Capital Works Program in relation to Penistone Park:**
 - 1.1 **\$50,000 within 2013-14 for new cricket nets;**
 - 1.2 **\$240,000 within 2014-15 for detailed design of the redevelopment project;**
 - 1.3 **\$2,000,000 within 2015-16 for construction of the redevelopment project;**
- 2 **APPROVES the proposed redevelopment project including demolition and site works, construction of a new community sporting facility, relocated playground, new BBQ/picnic area, new 3-on-3 basketball pad, new tennis hit-up wall, relocated tennis courts, construction of new car park, relocated cricket nets at Penistone Park as included in Option three and detailed in this Report at a project cost estimate of \$3,707,000;**

- 3 Subject to the approval of site concept plan Option three, REQUESTS that the \$50,000 allocated in the 2013-14 Capital Works Program for the Penistone Park cricket net replacement will be carried forward and listed for consideration in the draft 2015-16 Capital Works Program;
- 4 Subject to the approval of the transfer of funds in Part 3 above REQUESTS that a further \$1,417,000 be listed for consideration within the 2015-16 Capital Works Program for the Penistone Park redevelopment project subject to a successful CSRFF grant application of \$1,235,666;
- 5 REQUESTS the Chief Executive Officer to arrange further community consultation on site concept plan Option three as detailed in this Report for the Penistone Park redevelopment project to be conducted from 31 March – 21 April 2014;
- 6 GIVES consideration to further increasing the number of car parking bays as part of the proposed redevelopment of Penistone Park;
- 7 GIVES consideration to upgrading the sump at Penistone Park in the 2015-16 financial year.

The Motion was Put and

CARRIED (7/0)

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

Appendix 5 refers

To access this attachment on electronic document, click here: [Attach5agnCWC040214.pdf](#)

URGENT BUSINESS

Nil.

MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil.

REQUESTS FOR REPORTS FOR FUTURE CONSIDERATION

Utilisation of Sumps

Cr Amphlett requested a report together with costings on the possibility of covering sumps for use as car parking areas.

CLOSURE

There being no further business, the Presiding Member declared the meeting closed at 7.20pm; the following Committee Members being present at that time:

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