

minutes

Capital Works Committee

MEETING HELD ON

TUESDAY 5 AUGUST 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 5 AUGUST 2014.

ATTENDANCE

Committee Members

Cr Kerry Hollywood *Presiding Member*
Mayor Troy Pickard
Cr Geoff Amphlett, JP
Cr Brian Corr
Cr Mike Norman *deputising Cr Christine Hamilton-Prime until 5.53pm*
Cr Christine Hamilton-Prime *arrived at 5.53pm*
Cr Teresa Ritchie, JP *arrived at 5.58pm*
Cr Philippa Taylor *Deputy Presiding Member*

Observers

Cr John Chester
Cr Mike Norman
Cr Tom McLean *arrived at 6.17pm*

Officers

Mr Mike Tidy Director Corporate Services
Mr Nico Claassen Director Infrastructure Services
Mr Mike Smith Manager Leisure and Cultural Services
Mr Brad Sillence Manager Governance
Mrs Dawn Anderson Governance Officer

DECLARATION OF OPENING

The Presiding Member declared the meeting open at 5.50pm.

DECLARATIONS OF INTEREST

Disclosures of financial interest

Nil.

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	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 plays cricket at Penistone Park.

APOLOGIES/LEAVE OF ABSENCE

Leave of Absence Previously Approved:

Cr Russ Fishwick, JP	4 August to 23 September 2014 inclusive;
Cr Liam Gobbert	6 August 2014;
Cr Geoff Amphlett, JP	6 August to 22 August 2014 inclusive;
Cr Liam Gobbert	20 August to 27 August 2014 inclusive;
Cr Tom McLean, JP	17 September to 10 October 2014 inclusive.

Cr Philippa Taylor has advised that she no longer requires the Leave of Absence previously approved by Council at its meeting held on 15 April 2014 (C11-04/14 refers) for the period 20 August to 12 September 2014 inclusive.

CONFIRMATION OF MINUTES

MINUTES OF THE CAPITAL WORKS COMMITTEE HELD TUESDAY 3 JUNE 2014

MOVED Cr Amphlett, SECONDED Mayor Pickard that the minutes of the meeting of the Capital Works Committee held on Tuesday 3 June 2014 be confirmed as a true and correct record.

The Motion was Put and

CARRIED (6/0)

In favour of the Motion: Cr Hollywood, Mayor Pickard, Crs Amphlett, Corr, Norman 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 30 June 2014, 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 30 June 2014 forming Attachment 1 to this Report.

BACKGROUND

At its meeting held on 15 May 2012 (CJ094-05/12 refers), Council resolved in part, 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 30 June 2014, is provided at Attachment 1.

Issues and options considered

Not applicable.

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

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

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

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 30 June 2014.

VOTING REQUIREMENTS

Simple Majority.

MOVED Mayor Pickard, SECONDED Cr Amphlett that the Capital Works Committee NOTES the Report on the Capital Works Projects for 2013-14 as at 30 June 2014 forming Attachment 1 to this report.

The Motion was Put and

CARRIED (6/0)

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

Appendix 1 refers

To access this attachment on electronic document, click here: [Attach1agnCWC050814.pdf](#)

ITEM 2 BI-MONTHLY CAPITAL WORKS PROJECT REPORTS

WARD	All	
RESPONSIBLE DIRECTOR	Mr Nico Claassen Infrastructure Services	
FILE NUMBER	102496, 101515	
ATTACHMENT	Attachment 1	Hodges Drive duplication
	Attachment 2	Warrandyte Park - landscape upgrade
	Attachment 3	Mawson Park - landscape upgrade
	Attachment 4	Delamere Park construction
	Attachment 5	Arterial Roads Entry Statements
	Attachment 6	Shenton Avenue landscaping
	Attachment 7	Marmion Foreshore car park
	Attachment 8	Iluka District Open Space - sports light upgrade
	Attachment 9	Otago Park - sump beautification
	Attachment 10	Joondalup City Centre lighting
	Attachment 11	Warwick Leisure Centre extension
	Attachment 12	Multi-storey car park - Boas Avenue
	Attachment 13	Entry Statements - Joondalup Drive
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 bi-monthly project status reports for capital works projects.

EXECUTIVE SUMMARY

At its meeting held on 6 August 2013, the Capital Works Committee determined which capital works project reports were required and the frequency of reporting. The bi-monthly project reports are attached (Attachments 1-13 refer).

It is therefore recommended that the Capital Works Committee NOTES the:

- 1 *bi-monthly capital works project reports forming Attachments 1-13 to this Report;*
- 2 *completion of the Hodges Drive duplication project, the Warrandyte Park – landscape upgrade project, the Mawson Park – landscape upgrade project and the Arterial Roads Entry Statements project and that no further status reports will be provided.*

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.

The following projects which required bi-monthly project reports have now been completed and the final report was presented to the Capital Works Committee held on 1 April 2014:

- Currambine Community Centre.
- Hillarys Park - landscape upgrade.
- Admiral Park refurbishment.

At its meeting held on 10 December 2013 (CJ252-12/13 refers), Council agreed, in part to:

“2 APPROVES BY AN ABSOLUTE MAJORITY the reallocation of \$170,000 from Capital Works project SSE2020 Suburban Entry Statements, to fund the installation of a third priority one entry statement as detailed in Part 1 above;”

Project SSE2020 Suburban Entry Statements has now been withdrawn and the final status report was presented to the Capital Works Committee held on 1 April 2014.

Further to the above, the following project, Entry Statements - Joondalup Drive has been created and a bi-monthly status update will be provided to the Capital Works Committee.

DETAILS

A summary of the projects and their current status is detailed in the bi-monthly project reports forming Attachments 1-13 to this Report.

The following projects which required a bi-monthly project report have now been completed and no further reports will be presented to the Capital Works Committee:

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

- Arterial Roads Entry Statements.

Issues and options considered

Not applicable.

Legislation / Strategic Community Plan / policy implications

Legislation Sections 5.17 and 6.80 of the *Local Government Act 1995*.

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

Strategic Community Plan

Key theme Financial Sustainability.

Objective Major project delivery.

Strategic initiative Not applicable.

Policy Not applicable.

Risk management considerations

Not applicable.

Financial / budget implications

Not applicable.

Regional significance

Not applicable.

Sustainability implications

Not applicable.

Consultation

Not applicable.

COMMENT

The attached capital works project reports provide an update on the activities undertaken in the last two months.

VOTING REQUIREMENTS

Simple Majority.

Cr Hamilton-Prime entered the meeting at 5.53pm.

MOVED Mayor Pickard, SECONDED Cr Hamilton-Prime that the Capital Works Committee NOTES the:

- 1 bi-monthly capital works project reports forming Attachments 1-13 to this Report;**
- 2 completion of the Hodges Drive duplication project, the Warrandyte Park – landscape upgrade project, the Mawson Park – landscape upgrade project and the Arterial Roads Entry Statements project and that no further status reports will be provided.**

The Motion was Put and

CARRIED (6/0)

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

Appendix 2 refers

To access this attachment on electronic document, click here: [Attach2agnCWC050814.pdf](#)

**ITEM 3 CAPITAL WORKS COMMITTEE PROJECT
REPORTING FOR 2014-15**

WARD	All
RESPONSIBLE DIRECTOR	Mr Nico Claassen Infrastructure Services
FILE NUMBER	102496, 101515
ATTACHMENT	Attachment 1 2014-15 Capital Works Program
AUTHORITY / DISCRETION	Executive - The substantial direction setting and oversight role of Council, such as adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.

PURPOSE

For the Capital Works Committee to determine which projects in the 2014-15 Capital Works Program require separate reports to be submitted to the Committee on a bi-monthly basis.

EXECUTIVE SUMMARY

At the Capital Works Committee meeting held on 6 August 2013 the Committee determined which capital works project reports were required and the frequency of reporting. The project reports related to works scheduled in the 2013-14 Capital Works Program several of which have now been completed.

At its meeting held on 24 June 2014 Council adopted the 2014-15 Capital Works Program (CJ080-06/14 refers). To assist the Committee in determining for which projects they may require project reports, a copy of the 2014-15 Capital Works Program is attached (Attachment 1 refers). In addition, this report proposes projects for which the Committee may require project reports.

BACKGROUND

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

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

At its meeting held on 6 August 2013, the Capital Works Committee determined which capital works project reports were required and the frequency of reporting. The project reports related to works scheduled in the 2013-2014 Capital Works Program most of which have now been completed.

DETAILS

At its meeting held on 24 June 2014 Council adopted the 2014-15 Capital Works Program (CJ080-06/14 refers). To assist the Committee in determining for which projects it may require project reports, a copy of the 2014-15 Capital Works Program is provided at Attachment 1. This report also suggests projects which the Committee may wish to consider for project reporting.

Based upon the high profile, impact on the community and the scale of the budget it is proposed that project reports be provided on a bi-monthly basis for the following projects:

Project Code	Project description
PDP2246	Broadbeach/Flinders Park upgrades
PEP2703	Seacrest Park floodlighting
PEP2600	Iluka District Open Space – sports lighting upgrade
SSE2020	Entry Statements Joondalup Drive
SSE2038	Shenton Avenue landscaping
RDC2015	Ocean Reef Road – Marmion Avenue to Oceanside Promenade dualling
RDC2016	Whitfords Avenue – Northshore Drive to Belrose Entrance dualling
STL2003	Joondalup City Centre lighting
BCW2106	Iluka Sports Centre refurbishment
MPP2031	Bramston Park facility
MPP2035	Multi-storey car park – Boas Avenue
MPP2027	Marmion Angling and Aquatic Club parking
MPP2054	Synthetic hockey project Warwick
MPP2024	Delamere Park construction
SWD2032	Otago Park – sump beautification

Issues and options considered:

The options available to Council are:

- 1 accept the proposed projects for project reporting
- 2 not accept the proposed projects for project reporting
or
- 3 vary the proposed projects for project reporting.

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

Sections 5.17 and 6.80 of the *Local Government Act 1995*.

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

Strategic Community Plan**Key theme**

Financial Sustainability.

Objective

Major project delivery.

Strategic initiative

Not applicable.

Policy

Not applicable.

Risk management considerations

Not applicable.

Financial / budget implications

Not applicable.

Regional significance

Not applicable.

Sustainability implications

Not applicable.

Consultation

Not applicable.

COMMENT

An update on capital works activities will be submitted to the Capital Works Committee on a bi-monthly basis.

VOTING REQUIREMENTS

Simple Majority.

Cr Ritchie entered the meeting at 5.58pm.

MOVED Cr Hamilton-Prime, **SECONDED** Cr Taylor that the Capital Works Committee **REQUESTS** that detailed reports on the following Capital Works Projects be provided on a bi-monthly basis:

- 1 Broadbeach/Flinders Park upgrades;
- 2 Seacrest Park floodlighting;
- 3 Iluka District Open Space – sports lighting upgrade;
- 4 Entry Statements Joondalup Drive;
- 5 Shenton Avenue landscaping;
- 6 Ocean Reef Road – Marmion Avenue to Oceanside Promenade dualling;
- 7 Whitfords Avenue – Northshore Drive to Belrose Entrance dualling;
- 8 Joondalup City Centre lighting;
- 9 Iluka Sports Centre refurbishment;
- 10 Bramston Park facility;
- 11 Multi-storey car park – Boas Avenue;
- 12 Marmion Angling and Aquatic Club parking;
- 13 Synthetic hockey project Warwick;
- 14 Delamere Park construction;
- 15 Otago Park – sump beautification.

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: [Attach3agnCWC050814.pdf](#)

ITEM 4 EAST-WEST ARTERIAL ROADS PROGRAM PHASING AND COSTS

WARD	All
RESPONSIBLE DIRECTOR	Mr Nico Claassen Infrastructure Services
FILE NUMBER	102496, 101515
ATTACHMENT	Attachment 1 Typical landscape and entry signage treatment
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 the phasing and costs for implementation of the east-west arterial road upgrades in the *2015-16 Capital Works Program*.

EXECUTIVE SUMMARY

A report on the East-West Arterial Roads Upgrade Program was presented to Council at its meeting held on 15 April 2014 (CJ059-04/14 refers). Council agreed in part to Option 3 for implementation, to provide landscape treatments to selected sections on more than one arterial road simultaneously and requested further clarity around the project phasing and costs of SSE2011 for the *2015-16 Capital Works Program*.

A report on the Design Review for Priority Two and Priority Three Entry Statements was presented to Council at its meeting held on 24 June 2014 (CJ099-06/14 refers). Council agreed to the progressive installation of priority two entry signage as part of the East-West Arterial Roads Upgrade Program SSE2011 for the *2015-16 Capital Works Program* and approved the proposed locations for those installations.

The landscape treatment will be a level one, applying the original design of provenance planting in concrete banded garden beds for approximately 100 metres. The priority two entry signage comprises the fabrication and installation of entry monolith signage and interpretive poles situated within a larger garden bed of the landscape treatment.

The design for each intersection varies according to the existing infrastructure. A typical example of Hepburn Avenue is provided with this report (Attachment 1 refers).

The project will be undertaken in three phases (Table 1 refers) which include the following:

- Documentation phase - to be completed by 30 January 2015.
- Tender phase - to be completed by 20 May 2015.
- Construction phase - to be completed by 18 November 2015.

The preliminary estimated cost for this project is \$625,000. Items included are hard and soft landscape treatments, irrigation and entry signage in five separate designated locations (Table 2 refers). A pre-tender estimate will be sought from consulting quantity surveyors on completion of technical documentation in January 2015.

The East-West Arterial Roads Upgrade Program, project SSE2011, for the *2015-16 Capital Works Program* can be delivered in a timely manner and within budget.

It is therefore recommended that Council APPROVES the project phasing and costs for the East-West Arterial Roads Upgrade Program SSE2011 for the 2015-16 Capital Works Program.

BACKGROUND

A report on the East-West Arterial Roads Program was presented to the Capital Works Committee on 1 April 2014. The report proposed a design strategy and implementation methodology for all future arterial road upgrades and made recommendations for the east-west arterial road upgrades for the *2015-16 Capital Works Program*.

At its meeting held on 15 April 2014 (CJ059-04/14 refers) Council agreed to the following:

- 1 *NOTES the methodology of analysis and design strategy proposed for all arterial roads;*
- 2 *APPROVES Option 3 for implementation to provide landscape treatments to selected sections on more than one arterial road simultaneously;*
- 3 *REQUESTS the Chief Executive Officer to provide further clarity around the costings and phasing of Option 3 for the east-west arterial road program.*

On 3 June 2014 a report on the design review for priority two and priority three entry statements was presented to the Capital Works Committee. The report proposed a design variation, nominated locations for both levels of entry statements and put forward an implementation strategy.

At its meeting held on 24 June 2014 (CJ099-06/14 refers) Council agreed in part that it:

- 3 *APPROVES the locations of the priority two and priority three entry statements forming Attachment 5 to Report CJ099-06/14;*
- 4 *APPROVES the progressive installation of the priority two entry statements under the East West Arterial Roads Upgrade Program SSE2011 for the 2015-16 Capital Works Program.*

Council approval provides the mandate to implement Option 3 and include the priority two entry signage as part of the works undertaken within the *East-West Arterial Roads Upgrade Program* project SSE2011 in 2015-16. The five selected locations approved for landscape upgrade and priority two entry signage are:

- Warwick Road
- Hepburn Avenue
- Whitfords Avenue
- Ocean Reef Road
- Connolly Drive.

DETAILS

The project will include landscape treatments and priority two entry signage to the medians at local government boundary entry points into the City of Joondalup.

The landscape treatment will be a level one, applying the original design of provenance planting in concrete banded garden beds for approximately 100 metres. The design for each intersection varies according to the existing infrastructure.

The priority two entry signage comprise the fabrication and installation of entry monolith signage and interpretive poles situated within a larger garden bed of the landscape treatment.

The entry signage designs have been revised and costed to incorporate outcomes from the Design Review for Priority Two and Priority Three Entry Statements report (CJ099-06/14 refers) approved by Council. A typical example of Hepburn Avenue is provided with this report (Attachment 1 refers).

Project phasing

A condensed schedule of the project phasing is as follows;

Table 1: Project schedule

Phase 1 - Documentation	
Item	Date
Preliminary cost estimates	7 July 2014
Detailed documentation	19 December 2014
Final technical docs for Quantity Surveyor estimate	30 January 2015
Phase 2 - Tender	
Item	Date
Tender period and assessment	30 May 2015
Phase 3 - Construction	
Item	Date
Commence site works	1 July 2015
Complete construction	13 November 2015
Practical completion and project handover	18 November 2015

Project costs

Preliminary cost estimates have been prepared for each location. The items included are as follows:

- Documentation.
- Preliminaries.
- Earthworks.
- Irrigation.

- Hardscape works.
- Entry signage - supply and installation.
- Plant supply.
- Softscape works.

Cost estimates per location are listed as follows:

Table 2: Cost estimates

No	Location	Cost estimate
1	Warwick Road	\$145,000
2	Hepburn Avenue	\$115,000
3	Whitfords Avenue	\$120,000
4	Ocean Reef Road	\$120,000
5	Connolly Drive	\$125,000
	Total	\$625,000

On completion of technical documentation a pre-tender estimate will be sought from consulting quantity surveyors.

Issues considered

The project has been phased to ensure the project is completed prior to the commencement of the summer period in 2015-16. Provenance planting will be watered for a minimum of two consecutive summers to ensure plant establishment.

Legislation / Strategic Community Plan / policy implications

Legislation Not applicable.

Strategic Community Plan

Key theme Quality Urban Environment.

Objective Quality built outcomes.

Strategic initiative Buildings and landscaping is suitable for the immediate environment and reflect community values.

Policy Not applicable.

Risk management considerations

The risk to the City for the delivery of the East-West Arterial Roads Upgrade Program project SSE2011 for 2015-16 is failure to provide items required for the project that are nominated outside the tender documentation. The substantial lead time for the project provides for the placement of orders ensuring the timely delivery of those items.

Financial / budget implications

The East-West Arterial Roads Upgrade Program SSE2011 is listed for commencement in the 2015-16 Capital Works Program with an allocated budget of \$750,000.

Capital CostsLandscape upgrade

For the five designated locations:
Cost estimate - \$531,000

Priority two entry signage

For the five designated locations:
Cost estimate - \$94,000

Total - \$625,000.

Annual Operating CostsLandscape upgrade

Maintenance cost per annum - \$7.00m².
Approximate total combined area of the project - 3,610m².
Total cost per annum - \$25,270.

Priority two entry signage

Individual cost per annum - \$2,500.
Five proposed installations.
Total cost per annum - \$12,500.

Current financial year impact

Not applicable.

Future financial year impact**Annual operating cost**

Installation of the east-west arterial road upgrades and priority two entry signage is scheduled for the *2015-16 Capital Works Program* with operating costs applicable in 2015-16. The annual operating cost will be included in the *Parks Operational Budget* allocation for specific arterial roads.

20 Year Strategic Financial Plan impact

The capital cost for the priority two entry statement signage and associated landscaping is covered in the current adopted *20 Year Strategic Financial Plan* within the *2015-16 Capital Works Program* under the East-West Arterial Roads Upgrade Program SSE2011 with an allocated budget of \$750,000.

Impact year

2015-16.

Regional significance

Not applicable.

Sustainability implicationsEnvironmental

The landscaping of the iconic arterial road medians utilising provenance plant-stock and applying the Landscape Master Plan and Water Sensitive Urban Design principles will support the protection of natural assets and retention of local biodiversity. The long-term maintenance requirements will be minimised, for example, reduction of mowing requirements and watering of provenance plant species. Increasing the vegetated surface area will also contribute to reduced greenhouse gas emissions and reduce surface temperatures.

Social

The social sustainability of the program is geared towards life-enhancing conditions for all sectors of the community through improved aesthetics in the public environment. The East-West Arterial Roads Upgrade Program provides a unique identity for the City of Joondalup through landscape enhancement.

The inclusion of 1.2 metre concrete bands back of kerb delineating work zones in high speed environments will assist in the provision of a safer work place during maintenance operations.

Economic

The program will increase the general value of the City assets and make the City a more desirable place in which to invest and live.

Consultation

Not applicable.

COMMENT

The substantial lead time for the East-West Arterial Roads Upgrade Program project SSE2011 for 2015-16 facilitates a timely delivery of this project.

Should there be a substantial budget surplus in the project, consideration could be given to commencing priority 3 entry signage and landscaping.

VOTING REQUIREMENTS

Simple Majority.

MOVED Cr Hamilton-Prime, **SECONDED** Mayor Pickard that Council **APPROVES** the project phasing and costs for the East-West Arterial Roads Upgrade Program SSE2011 for the 2015-16 Capital Works Program.

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: [Attach4agnCWC050814.pdf](#)

ITEM 5 BRAMSTON PARK, BURNS BEACH - PROPOSED DEVELOPMENT

WARD	North	
RESPONSIBLE DIRECTOR	Mr Mike Tidy Corporate Services	
FILE NUMBER	87611, 101515	
ATTACHMENT	Attachment 1	Bramston Park aerial map
	Attachment 2	Proposed development site plan
	Attachment 3	Proposed multi-purpose community sporting facility floor plan
	Attachment 4	Proposed multi-purpose community sporting facility elevations (side views)
	Attachment 5	Proposed multi-purpose community sporting facility exterior colours
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 detailed designs for the proposed multi-purpose community sporting facility at Bramston Park, Burns Beach and endorse progression of the project.

EXECUTIVE SUMMARY

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

A development project was identified for Bramston Park including a multi-purpose community sporting facility, synthetic centre cricket wicket, sports floodlighting, BBQ/picnic area, playground and car park.

Two rounds of community consultation have been conducted for the project with the most recent (undertaken in July/August 2013) demonstrating that less than 50% of respondents opposed the development of a multi-purpose community sporting facility and the majority of respondents supported the additional infrastructure elements proposed as part of the project.

At its meeting held on 24 September 2013 (CJ175-09/13 and CJ176-09/13 refers), Council considered the results of the second round of community consultation and approved an application to be submitted to the Department of Sport and Recreation's (DSR) Community Sporting and Recreation Facilities Fund (CSRFF) program seeking a contribution of up to one-third of the project.

In February 2014, the City received notification from the DSR on the City's CSRFF applications.

The Bramston Park development project received partial funding with \$750,000 of the requested \$977,167 approved.

At its meeting held on 20 May 2014 (CJ072-05/14 refers), Council considered the outcome of the CSRFF applications and approved the Bramston Park development project to proceed to detailed design and to fund the shortfall for the project. It was noted at this meeting that prior to the preparation of construction tender documentation, the final detailed designs for the proposed multi-purpose community sporting facility would be submitted to Council for consideration.

The multi-purpose community sporting facility will be single storey using rendered brick walls, colorbond roof and aluminium windows. The colour selection and appearance of the community sporting facility is in keeping with the surrounding residential development. Particular attention has been paid to the colours and design styles of the houses surrounding the park to ensure the facility complements these houses.

As part of the CSRFF grant agreement, the City must commence construction on the project by June 2015. Before the City can commence construction, approval on the detailed designs is needed; construction tender documentation is to be completed; then tenders can be sought.

In order to ensure the City meets the CSRFF grant agreement timelines, it is suggested the authority to appoint a construction contractor could be delegated to the Chief Executive Officer. The project will be tendered in two parts – the floodlighting works and the rest of the development project. Based on the capital cost estimates for the project, it is recommended that Council delegate to the Chief Executive Officer the authority to appoint a floodlighting construction contractor up to the value of \$387,712 and a construction contractor for the rest of the development project up to the value of \$1,949,238.

It is therefore recommended that Council:

- 1 *APPROVES the proposed detailed design of the multi-purpose community sporting facility for Bramston Park, Burns Beach as detailed in this Report;*
- 2 *REQUESTS the Chief Executive Officer to arrange for the tender process to be undertaken for the Bramston Park development project;*
- 3 *BY AN ABSOLUTE MAJORITY DELEGATES to the Chief Executive Officer in accordance with section 5.42 of the Local Government Act 1995 the authority to accept tenders for the Bramston Park floodlighting works subject to the price of tenders not exceeding \$387,712;*
- 4 *BY AN ABSOLUTE MAJORITY DELEGATES to the Chief Executive Officer in accordance with section 5.42 of the Local Government Act 1995 the authority to accept tenders for the Bramston Park development project (minus the floodlighting works) subject to the price of tenders not exceeding \$1,949,238;*
- 5 *AGREES to name the facility to be constructed at Bramston Park, Burns Beach, 'Bramston Park Community Sporting Facility' in accordance with the Naming of Public Facilities Policy.*

BACKGROUND

Bramston Park is 3.93 hectares in area and is located on Bramston Vista, Burns Beach (Attachment 1 refers). The park is classified as Crown Land and was managed by the

developer (Peet Limited) until it was transferred to the City in July 2013. There are currently no facilities or floodlights at the park. Recent research conducted by Curtin University (over 2011 and 2012) demonstrated that in the City's north (Burns Beach, Iluka, Kinross, Currambine and Joondalup), there is a shortage of available and usable active public open space for organised sporting activities.

A development project was identified for Bramston Park including the following facilities:

- Multi-purpose community sporting facility including changerooms, toilets, kitchen/kiosk/bar, meeting rooms, umpires room and storage.
- Synthetic centre cricket wicket.
- Sports floodlighting (four poles) to Australian Standards (50 lux).
- BBQ/picnic area with drinking fountain.
- Playground.
- Car park.

In August 2012, initial community consultation was undertaken on the proposal and the City received a response rate of over 39%. Slightly less than 50% of respondents did not oppose the development of a multi-purpose community sporting facility and floodlighting at the site. Slightly more than 50% of respondents did not oppose the car parking and there was strong support for the construction of a playground at Bramston Park.

At its meeting held on 11 December 2012 (CJ280-12/12 refers), Council requested the development of concept plans for the Bramston Park site. These concept plans were developed and a capital cost estimate was obtained for the proposed development.

At its meeting held on 16 July 2013 (CJ142-07/13 refers), the developed concept plans and capital cost estimate were considered and it was agreed to undertake further community consultation for the project to provide more information and detail on the proposed works to the community.

The City undertook a second round of community consultation from 22 July to 12 August 2013 and received a total of 121 valid responses. The results of the consultation demonstrated that less than 50% of respondents opposed the development of a multi-purpose community sporting facility and the majority of respondents supported the additional infrastructure elements proposed as part of the project.

At its meeting held on 24 September 2013 (CJ175-09/13 and CJ176-09/13 refers), Council considered the results of the second round of community consultation and approved an application to be submitted to the Department of Sport and Recreation's (DSR) Community Sporting and Recreation Facilities Fund (CSRFF) program seeking a contribution of up to one-third of the project.

In February 2014, the City received notification from the DSR on the City's CSRFF applications.

The Bramston Park development project received partial funding with \$750,000 of the requested \$977,167 approved. It is understood that full grant funding for this project was not approved due to the nature of some project components and the CSRFF guideline to only fund aspects of a project that will increase participation in sport.

At its meeting held on 20 May 2014 (CJ072-05/14 refers), Council considered the outcome of the CSRFF applications and approved the Bramston Park development project to proceed to detailed design and to fund the shortfall for the project. It was noted at this meeting that prior to the preparation of construction tender documentation, the final detailed designs for the

proposed multi-purpose community sporting facility would be submitted to Council for consideration.

DETAILS

The agreed site plan (Attachment 2 refers), shows the layout of the development which was used to seek feedback from the community in the second round of community consultation.

Proposed internal pathways within the park have been designed to accommodate universal access. This will enable safe passage through and around the park, connecting the car park and multi-purpose community sporting facility with the BBQ facilities and playground.

The BBQ area will include an electric, double hotplate BBQ set on a timer and a shelter with a picnic setting that is universally accessible. The location of the shelter will allow for supervision over the playground and views to the sporting field. A drink fountain will also be located nearby for the utilisation of all park users.

All new City playgrounds incorporate universal access, with selected equipment to cater for children between the ages of 2 -12 years old. The selected play equipment will offer a variety of play opportunities and experiences that engage children and encourage their development.

Trees will be planted adjacent to the playground in a garden bed including groundcovers and low shrubs. The selected trees will provide natural shade over the play equipment, with species to reflect local coastal flora and existing site planting. The species will be selected to allow for passive surveillance of the area.

The multi-purpose community sporting facility will be single storey using rendered brick walls, colorbond roof and aluminium windows. The agreed floor plan (Attachment 3 refers) shows the layout of the building and details of the rooms that was used to seek feedback from the community in the second round of community consultation. The elevations (side views) of the facility are shown in Attachment 4. The proposed colours for the exterior of the building are shown in Attachment 5. The colour selection, materials and appearance of the multi-purpose community sporting facility is in keeping with the surrounding residential development. Particular attention has been paid to the colours and design styles of the houses surrounding the park to ensure the facility complements these houses. The most dominant roof colour and rendered wall colour in the surrounding houses has been chosen for the multi-purpose community sporting facility. The proposed facility accent (contrast) colour reflects the grass of the playing field and the steel and window colour reflects the proximity to the ocean.

Low shrubs and groundcovers that are in keeping with the local coastal flora and existing site planting will be selected for the garden beds to the front of the multi-purpose community sporting facility and car park. Trees planted next to the car park will be chosen to provide adequate shade and to allow for passive surveillance of the area.

Fit out of the interior of the building will be in line with the City's standard provision for new community sporting facilities (similar to recent new facilities at Seacrest Park Sorrento, Forrest Park Padbury and Gibson Park Padbury).

The meeting room will have windows and doors overlooking the playing field with a partition movable wall system to allow for the room to be divided into two separate areas. The meeting room kitchen will be fitted out with fridge, mini-boil hot water unit, stove/oven, sink, hand-wash basin, servery to the oval and kitchen benches/cupboards. When the meeting room is divided into two separate areas, the one without access to the main kitchen area will have access to a kitchenette with a sink, mini-boil hot water unit and fridge. Standard City

tables, chairs and furniture trolley will be provided for the meeting room and will be stored in the facility furniture storeroom.

The changerooms and umpire room will consist of changing area, showers, toilets, hand-wash basins, bench seating and wall hooks.

Issues and options considered

Not applicable.

Legislation / Strategic Community Plan / policy implications

Legislation Not applicable.

Strategic Community Plan

Key theme Community Wellbeing.

Objective Quality facilities.

Strategic initiative

- Support a long-term approach to significant facility upgrades and improvements.
- Understand the demographic context of local communities to support effective facility planning.
- Employ facility design principles that will provide for longevity, diversity and inclusiveness and where appropriate, support decentralising the delivery of City services.

Policy Not applicable.

Risk management considerations

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

As part of the CSRFF grant agreement, the City must commence construction on the project by June 2015. In order to meet this deadline, the preparation of construction tender documentation would need to commence immediately following approval of the proposed detailed designs. Construction tender documentation for a project of this scale is very detailed and extensive so any delays in the approval of the proposed detailed designs, may risk the City not meeting the CSRFF construction commencement date and may require a new grant funding application to be made for the project.

Financial / budget implications

The Bramston Park development project is listed for construction in 2014-15 and is estimated at \$2,931,500 with the City to receive a contribution from the CSRFF program of \$750,000.

All amounts quoted in this report are exclusive of GST.

Regional significance

Not applicable.

Sustainability implications

Environmental

The facility has been designed to reduce the impact of the carbon footprint and consider environmental sustainability design features.

Social

The project has included consultation with local residents to ensure that feedback received represents the diverse needs of the City's community. The facility has been designed to consider access and inclusion principles and aims to enhance the amenity of the public space.

Economic

The development includes a multi-purpose community sporting facility in line with one of the main principles of the City's *Master Planning Framework* which is the development of 'shared' and 'multi-purpose' facilities to avoid duplication of facilities and reduce the ongoing maintenance and future capital expenditure requirements.

Consultation

Consultation for the project was conducted in accordance with the City's approved *Community Consultation and Engagement Policy and Protocol*.

In August 2012, initial community consultation was undertaken on the proposal and the City received a response rate of over 39%. Slightly less than 50% of respondents did not oppose the development of a multi-purpose community sporting facility and floodlighting at the site. Slightly more than 50% of respondents did not oppose the car parking and there was strong support for the construction of a playground at Bramston Park.

The City undertook a second round of community consultation from 22 July to 12 August 2013 and received a total of 121 valid responses. The results of the consultation demonstrated that less than 50% of respondents opposed the development of a multi-purpose community sporting facility and the majority of respondents supported the additional infrastructure elements proposed as part of the project.

COMMENT

The multi-purpose community sporting facility will be single storey using rendered brick walls, colorbond roof and aluminium windows. The colour selection and appearance of the multi-purpose community sporting facility is in keeping with the surrounding residential development. Particular attention has been paid to the colours and design styles of the houses surrounding the park to ensure the facility complements these houses.

As part of the CSRFF grant agreement, the City must commence construction on the project by June 2015. Before the City can commence construction, approval on the detailed designs is needed; construction tender documentation is to be completed; then tenders can be sought.

In order to ensure the City meets the CSRFF grant agreement timelines, it is suggested the authority to appoint a construction contractor could be delegated to the Chief Executive Officer. The project will be tendered in two parts – the floodlighting works and the rest of the development project. Based on the capital cost estimates for the project, it is recommended

that Council delegate to the Chief Executive Officer the authority to appoint a floodlighting construction contractor up to the value of \$387,712 and a construction contractor for the rest of the development project up to the value of \$1,949,238. The remainder of the project budget is for items that will not form part of either tender for example professional fees, project contingency, signage and public artwork.

VOTING REQUIREMENTS

Absolute Majority.

Cr McLean entered the meeting at 6.17pm.

OFFICER'S RECOMMENDATION

That Council:

- 1 APPROVES the proposed detailed design of the multi-purpose community sporting facility for Bramston Park, Burns Beach as detailed in this Report;
- 2 REQUESTS the Chief Executive Officer to arrange for the tender process to be undertaken for the Bramston Park development project;
- 3 BY AN ABSOLUTE MAJORITY DELEGATES to the Chief Executive Officer in accordance with section 5.42 of the *Local Government Act 1995* the authority to accept tenders for the Bramston Park floodlighting works subject to the price of tenders not exceeding \$387,712;
- 4 BY AN ABSOLUTE MAJORITY DELEGATES to the Chief Executive Officer in accordance with section 5.42 of the *Local Government Act 1995* the authority to accept tenders for the Bramston Park development project (minus the floodlighting works) subject to the price of tenders not exceeding \$1,949,238;
- 5 AGREES to name the facility to be constructed at Bramston Park, Burns Beach, 'Bramston Park Community Sporting Facility' in accordance with the *Naming of Public Facilities Policy*.

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

- 1 **APPROVES the proposed detailed design of the multi-purpose community sporting facility for Bramston Park, Burns Beach as detailed in this Report, subject to additional glazing being installed to the meeting room on the western side of the building;**
- 2 **REQUESTS the Chief Executive Officer to arrange for the tender process to be undertaken for the Bramston Park development project;**
- 3 **BY AN ABSOLUTE MAJORITY DELEGATES to the Chief Executive Officer in accordance with section 5.42 of the *Local Government Act 1995* the authority to accept tenders for the Bramston Park floodlighting works subject to the price of tenders not exceeding \$387,712;**
- 4 **BY AN ABSOLUTE MAJORITY DELEGATES to the Chief Executive Officer in accordance with section 5.42 of the *Local Government Act 1995* the authority to accept tenders for the Bramston Park development project (minus the floodlighting works) subject to the price of tenders not exceeding \$1,949,238;**

- 5** **AGREES to name the facility to be constructed at Bramston Park, Burns Beach, 'Bramston Park Community Sporting Facility' in accordance with the *Naming of Public Facilities Policy*.**

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: [Attach5agnCWC050814.pdf](#)

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 plays cricket at Penistone Park.

ITEM 6 PENISTONE PARK, GREENWOOD - PROPOSED REDEVELOPMENT

WARD	South-East
RESPONSIBLE DIRECTOR	Mr Mike Tidy Corporate Services
FILE NUMBER	02184, 101515
ATTACHMENT	Attachment 1 Penistone Park aerial map Attachment 2 Penistone Park clubroom floor plan (existing) Attachment 3 Penistone Park community sporting facility floor plan (new) Attachment 4 Penistone Park community sporting facility elevations (new) Attachment 5 Penistone Park site plan (option 3A) Attachment 6 Community consultation results analysis report Attachment 7 Penistone Park site plan (option 3B)
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 results of the community consultation undertaken for the proposed redevelopment at Penistone Park, Greenwood and endorse progression of the project.

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*. 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, changerooms, furniture store and user group storage. In 2007-08 the facility was refurbished with an upgrade to the toilets and changerooms 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 were developed for the project. At its meeting held on 17 February 2014 (CJ026-02/14 refers), Council considered the proposed facility floor plan and site concept plan options and endorsed option 3A. This option includes the redevelopment of the existing facility and the re-location of the tennis courts to the northern area of the site (subject to the outcome of further community consultation), 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. The total project has been estimated at \$3,820,000.

Also at its meeting held on 17 February 2014 (CJ026-02/14 refers), Council requested that the City arrange further community consultation on the proposed redevelopment and in particular, include the proposal to decommission the two tennis courts. The City undertook community consultation from 31 March to 23 April 2014 and received a total of 163 valid responses. Respondents were requested to indicate their level of support for the various elements proposed at Penistone Park. The following is a summary of the results:

- New multi-purpose community sporting facility – 94.5% support, 1.2% oppose and 4.3% unsure/no response.
- Relocated playground with connecting pathways – 85.9% support, 6.1% oppose and 8% unsure/no response.
- Relocation of existing cricket practice nets – 85.3% support, 5.6% oppose and 9.1% unsure/no response.
- 3-on-3 basketball pad - 81% support, 6.2% oppose and 12.8% unsure/no response.
- Barbeque and picnic shelter – 96.9% support, 1.2% oppose and 1.9% unsure/no response.
- Tennis hit-up wall – 79.8% support, 6.2% oppose and 14% unsure/no response.
- Construction of a new car park and removal of the western car park and internal service road – 89.6% support, 4.9% oppose and 5.5% unsure/no response.
- Decommissioning of the two existing tennis courts – 50.3% support, 27% oppose and 22.7% unsure/no response.

The results of the consultation demonstrated that over 80% of respondents supported the elements proposed as part of the project (except the decommissioning of the tennis courts).

Given the relatively low utilisation rates of the existing tennis courts; the location of other tennis courts nearby; the cost to construct new tennis courts; and the results of the community consultation; it is recommended that the tennis courts at Penistone Park be decommissioned as part of the redevelopment project as shown in site plan option 3B for a revised capital cost estimate of \$3,503,000.

Given the project timelines are on schedule, it is recommended that a submission be made to the Department of Sport and Recreation's Community Sporting and Recreation Facilities Fund (CSRFF) Forward Planning Grant round subject to Council support at the 19 August 2014 ordinary Council meeting. If supported, the project will be listed as part of the City's CSRFF project submission report to be considered by Council at the 16 September 2014 ordinary Council meeting.

It is therefore recommended that Council:

- 1 *NOTES the findings of the second round of community consultation undertaken for the Penistone Park redevelopment project as detailed in this Report;*
- 2 *in view of the findings in Part 1 above, APPROVES the proposed redevelopment project for Penistone Park to include the removal of the two existing tennis courts and proposed extension/upgrade of the Carine Radio Control Car Club facilities as presented in Option 3B and as detailed in this Report at a revised project cost estimate of \$3,503,000;*
- 3 *NOTES the following amounts are currently listed within the City's Five Year Capital Works Program for the redevelopment project at Penistone Park:*
 - 3.1 *\$240,000 within 2014-15 for detailed design of the redevelopment project;*
 - 3.2 *\$3,580,000 within 2015-16 for construction of the redevelopment project (subject to a successful CSRFF grant application of \$1,273,333);*
- 4 *REQUESTS that a revised amount of \$3,263,000 be listed for consideration within 2015-16 of the City's Five Year Capital Works Program for the construction of the Penistone Park redevelopment project (subject to a successful CSRFF grant application of \$1,167,666);*
- 5 *REQUESTS the Chief Executive Officer to work with the Carine Radio Control Car Club on the proposed extension/upgrade of their facilities and to develop a lease agreement for their use of the site as part of the Penistone Park redevelopment project;*
- 6 *NOTES the Penistone Park redevelopment project will be listed as part of the City's CSRFF project submission report to be considered by Council at the 16 September 2014 Council meeting.*

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 *Parks and Public Open Spaces Classification Framework*. 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 changerooms, and painting. In 2009-10, the playground was upgraded with new equipment, rubber softfall and new path. 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 changerooms and causes pedestrian crossing concerns.

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, initial 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 (2) tennis courts located on the southern portion of the site.

A facility floor plan and three site concept plan options were developed for the project. The facility floor plan (Attachment 3 and 4 refers) has been designed to meet the functional needs of the user groups using the facility, the two ovals and playground and with the key learning's from other recently constructed facilities including Seacrest Community Sporting Facility, Sorrento and Forest Park Community Sporting Facility, Padbury. The facility includes changerooms, umpire room, toilets, kitchen, 140m² main hall that overlooks both ovals, associated storage and a covered verandah area.

At its meeting held on 17 February 2014 (CJ026-02/14 refers), Council considered the proposed facility floor plan and site concept plan options and endorsed option 3A (Attachment 5 refers), the option that was 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 includes the redevelopment of the existing facility and the re-location of the tennis courts to the northern area of the site (subject to the outcome of further community consultation), 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. The total project has been estimated at \$3,820,000.

At its meeting held on 17 February 2014 (CJ026-02/14 refers), Council considered the project and the results of the initial community consultation and endorsed the following:

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 (subject to the outcome of the community consultation in part 5 below), construction of new car park, relocated cricket nets at Penistone Park as included in Option 3A and detailed in Report CJ026-02/14 at a project cost estimate of \$3,820,000;
- 3 Subject to the approval of site concept plan Option 3A, 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 \$1,530,000 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 \$1,273,333;
- 5 REQUESTS the Chief Executive Officer to arrange further community consultation on site concept plan Option 3A as detailed in Report CJ027-02/14 for the Penistone Park redevelopment project, including the proposal to decommission the tennis courts, to be conducted from 31 March – 21 April 2014;
- 6 GIVES consideration to upgrading the sump at Penistone Park in the 2015-16 financial year.”

DETAILS

At its meeting held on 17 February 2014 (CJ026-02/14 refers), Council requested that the City arrange further community consultation on the proposed redevelopment and in particular, include the proposal to decommission the tennis courts. The City undertook community consultation from 31 March to 23 April 2014. The consultation was advertised through the following methods:

- Direct mail out - a cover letter, information brochure, frequently asked questions sheet and a comment form was sent to all stakeholders.
- Site signage – two signs were placed at Penistone Park during the consultation period.
- City's website – information brochure, frequently asked questions sheet and comment form was added to the 'Community Consultation' section during the consultation period.
- A3 poster – displayed at the existing clubroom at Penistone Park during the consultation period.

Targeted consultation was undertaken with the following stakeholders:

- Residents living within a 500 metre radius of the site (1,446 residents).
- Representatives from the park and facility user groups (7 groups).
- Representatives from the Greenwood Primary School.
- Representative from the local Residents' Association.

The community consultation was aimed to determine the level of support for the following various features of the proposed redevelopment:

- New multi-purpose community sporting facility.
- Relocated playground with connecting pathways.
- Relocation of existing cricket practice nets.
- 3-on-3 basketball pad.
- Barbeque and picnic shelter.
- Tennis hit-up wall.
- Construction of a new car park and removal of the western car park and internal service road.
- Decommissioning of the two existing tennis courts.

Consultation results

The full results of the community consultation are included as Attachment 6. The City received 163 valid responses of which 124 were from residents living within a 500 metre radius of the site (76.1%). There were 39 submissions made from people living outside a 500 metres radius of the site. 75 respondents stated that they are affiliated with a club/group that utilise Penistone Park for a variety of activities. Of these, the majority of respondents (27) are associated with the Warwick/Greenwood Junior Football Club, Warwick/Greenwood Cricket Club (16) and the Warwick/Greenwood Junior Cricket Club (14).

Demographics

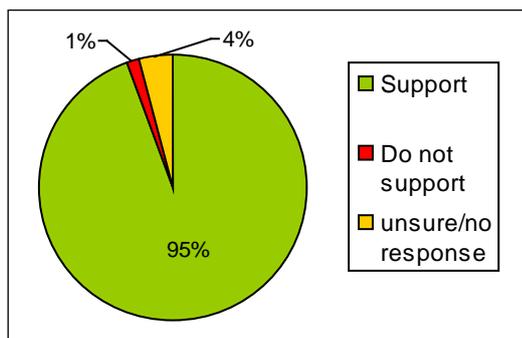
Of the 163 valid responses, the majority of respondents are aged 35–44 (25.8%), 55–64 (22.7%), 65–74 (20.2%). These age groups represent similar segments of the local population, so it is expected that a large response from these age groups would be received.

Use of Penistone Park

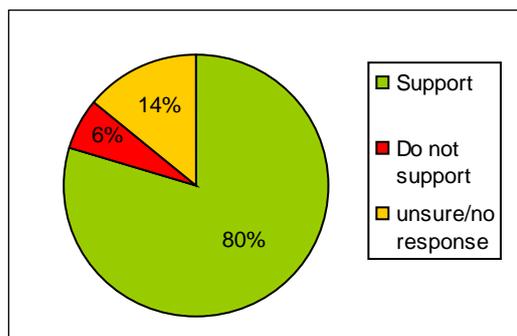
The majority of respondents use Penistone Park for informal recreation (74.8%), while 39 (23.9%) use it for organised sport or recreation. Twenty three respondents (14.1%) don't use Penistone Park, however are interested in the project. Six respondents (3.7%) use Penistone Park for 'other' uses. (Note: the percentage of total responses is greater than 100% as respondents were permitted to select more than one response).

As outlined previously, respondents were asked to indicate their level of support for the proposed infrastructure to be redeveloped. The following charts summarise the level of support from the community consultation undertaken:

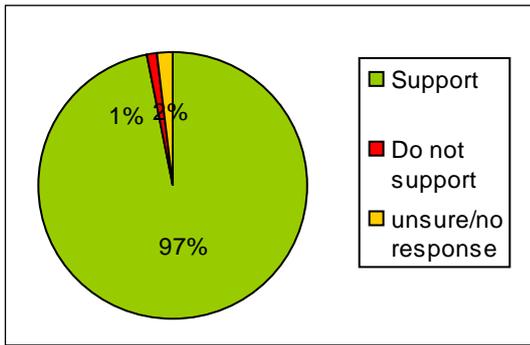
New multi-purpose community sporting facility



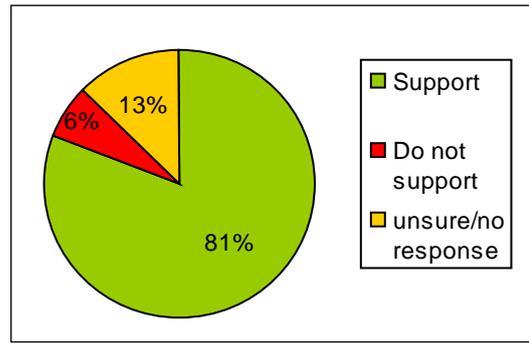
Tennis hit-up wall



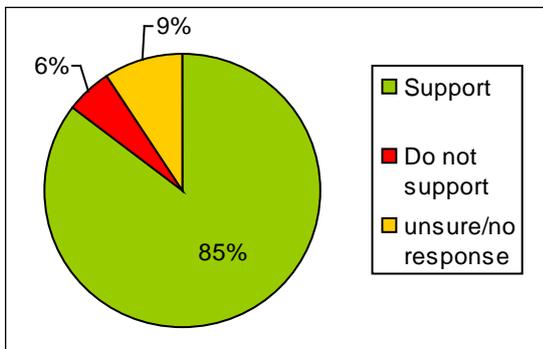
Barbeque and picnic shelter



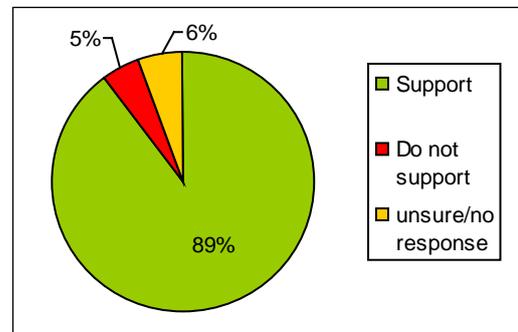
3-on-3 basketball pad



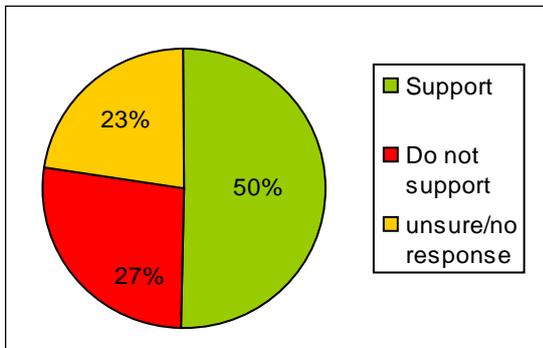
Relocation of existing cricket practice nets



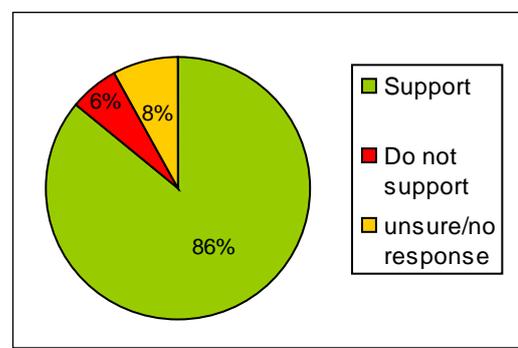
New carpark and removal of western carpark and internal service road.



Decommissioning of the two existing tennis courts



Relocated playground with pathways



Tennis Courts

As part of the consultation, respondents were asked how often they use the tennis courts at Penistone Park. Of the responses collected, the majority of respondents had not used the existing two tennis courts in the past 12 months (79.1%). Some respondents indicated they use the tennis courts at least once per week (6.1%) or once per month (4.3%).

As shown in the chart above, half of the respondents supported the decommissioning of the two existing tennis courts (50.3%), with 27% opposed to the decommissioning and 22.7% were unsure or no response was provided. From these responses, it may be inferred that only 27% of respondents have indicated a clear desire to retain the tennis courts as part of the redevelopment project.

Respondents who indicated that they either opposed or strongly opposed the decommissioning of the two existing tennis courts were asked why. A total of 44 respondents provided 73 reasons for their opposition. The results have been summarised in the below table.

Reasons for Opposition	Responses	
	Number	%
Believe courts would be utilised more if free for hire	7	9.6%
Believe that the courts are currently well utilised	22	30.1%
Believe the courts need to be accessible to be utilised	7	9.6%
Comments in relation to the design of the tennis courts (including incorporating multi-use courts)	7	9.6%
Still use/would like to keep using the courts on a casual basis	13	17.8%
Would like to see the courts relocated	8	11.0%
Would like to see the tennis courts widely promoted	9	12.3%

As part of the consultation, the City also received a multi-signed letter in relation to retaining the tennis courts (62 signatures).

While there is currently no tennis clubs or coaches booking the tennis courts at Penistone Park through the annual tennis courts booking process, an analysis of the casual tennis court booking forms demonstrates a number of casual users regularly utilise the courts. It is understood that two of these groups are 'ladies tennis groups' who use the courts Thursday mornings from 8.00am to 12.00noon and Friday mornings from 9.00am to 12.00noon and have been doing so for a number of years.

Up until recently the tennis courts at Penistone Park were able to be booked and used through the City's tennis court hire arrangement whereby people contact a tennis court booking officer, pay the applicable fee and get access to a court for the duration of their booking.

At its meeting held on 13 May 2014 (CJ074-05/14 refers), Council endorsed to extend the tennis court free use trial arrangement up until June 2015 and agreed that Penistone Park tennis courts would now be part of the free use trial.

It is possible that with free use, the usage of the tennis courts at Penistone Park may increase as demonstrated as part of the free use trial at other tennis courts (estimated increase of around 12.1% occupancy rate).

In order to construct a new car park with access from Penistone Street and to remove the internal service road the tennis courts need to be removed. There is sufficient space on the park for the tennis courts to be re-located, however, it is recommended to decommission the courts and not replace them as part of the project for the following reasons:

- On average during 2013, the courts have only been used approximately eight to nine hours per week (which is approximately 8% of the available time per month).
- No formal club or coach book the courts on a regular basis (through the annual tennis court booking process).
- The City owns/manages a number of tennis courts in nearby locations including:

- Warwick Open Space – 12 courts (1 kilometre from Penistone Park) – used by Greenwood Tennis Club and the Old Farts Tennis Association (OFTA) Tennis Club.
- Glengarry Park – two courts with free use (2.5 kilometres from Penistone Park) – used by two tennis coaches.
- Kingsley Park – two courts with free use (3.5 kilometres from Penistone Park) – not booked by any tennis club or coach.
- It has been estimated that new tennis courts with fencing, lighting, shelter and a picnic shelter will cost \$317,000 to construct in a new location.
- A tennis hit-up wall will be constructed and can be used for casual use.
- The consultation indicated that nearly 80% of respondents had not used the existing tennis courts in the past 12 months.
- The consultation indicated that only 27% of respondents opposed the decommissioning of the tennis courts.

In recent years, Council has agreed to decommission tennis courts facilities at two locations.

In September 2010, the Duncraig tennis courts at Percy Doyle Reserve were endorsed for decommissioning due to the location in close proximity to the Sorrento tennis courts (130 metres away). The courts were utilised for 22.5 hours per week by two small tennis clubs and a commercial coach and used casually for approximately 2.5 hours per week (total usage of 20% of the available time).

In December 2012, the Fenton Reserve tennis court was endorsed for decommissioning as it was not used by any tennis club and only used casually on average for 2.5 hours per week (total usage of less than 0.5% of the available time).

Additional Comments

Respondents were asked if they had any further comments on the proposed redevelopment of Penistone Park. A summary of the main concerns (those with 5 or more responses) have been included in the following table with a comment response.

Concern	Response
Comments regarding the condition of the surface of the oval (13 responses)	<p>Penistone Park has a problem with nematodes (worm like parasites) that impact on the quality and durability of the turf. The City has specific management strategies in place to address this issue including regular fertilising and renovation. In previous years the City has also applied an organic mulch product to the park in spring (end of the winter sporting season) to promote stronger root growth. Unfortunately this has meant the summer user groups have been delayed from using the park by 3 – 4 weeks at the start of their summer season.</p> <p>Like a number of other high use sporting parks throughout the City, Penistone Park gets very heavy use in winter which affects the quality of the turf leading into the summer season. The City addresses this with localised returfing of damaged areas and renovation techniques on both the upper and lower ovals.</p>

Concern	Response
Concern for the size of the basketball pad (5 responses)	Nearly 70% of respondents in the first round of community consultation indicated they had not used the existing full size basketball courts in the last 12 months. The proposed redevelopment includes a 3-on-3 basketball pad which is a smaller playing area with one goal that casual basketball is played on. This is considered the City's new standard provision for this type of infrastructure and has been included in other recent park developments for example Tom Simpson Park, Mullaloo.
Concern for natural bushland (6 responses)	The proposed redevelopment has been designed to retain as much vegetation as possible while meeting the overall needs of the community. The small number of trees that have been identified as obstructions to the development or in poor condition, will either be relocated or replaced.
Would like additional BBQ facilities (5 responses)	The City is currently revising its <i>Parks and Public Open Spaces Classification Framework</i> as a guiding document for the provision of infrastructure on the City's parks. Currently Penistone Park does not have any BBQ facilities. As part of the redevelopment project is it proposed to include one BBQ unit and picnic shelter which is in line with the <i>Parks and Public Open Spaces Classification Framework</i> .
Would like artificial shade of the playground (18 responses)	The City is currently revising its <i>Parks and Public Open Spaces Classification Framework</i> as a guiding document for the provision of infrastructure on the City's parks. The draft framework supports the City's preference to supply natural shade over artificial shade options. A number of trees are proposed to be planted in close proximity to the playground in order to provide natural shade.
Would like connected pathways installed (5 responses)	The proposed redevelopment includes connection pathways to the new and existing car parks, community sporting facility, playground, tennis courts and BBQ/picnic area.

Carine Radio Control Car Club

Through the community consultation process, the City was contacted by the Carine Radio Control Car Club who use a purpose built fenced area adjacent to the existing sump at the site. The Club holds race days on Sundays twice a month, weather permitting. They also host two events per year in March and November.

The Club has requested that as part of the redevelopment project, the City consider the Club's request to extend their track area and upgrade some of their facilities such as fencing and drivers' platform/viewing area.

Currently the Club does not have an existing lease over the area they use. The City has agreed to work with the Club in developing a lease agreement in line with the endorsed *Property Management Framework*. The City has also requested the Club develop a proposal for their extension/upgrade works and provide this to the City for consideration of a contribution to the project.

As the details of the requested works and associated costs are unknown at this stage, if the City wanted to include a notional amount within the project budget should a decision to contribute be made, up to \$10,000 could be allocated. The contribution would be subject to receiving the requested CSRFF grant, the equipment/track being compliant with relevant building and health and safety regulations and a lease agreement being developed. The Club's track can only be extended if the relocation of the cricket nets as proposed in the redevelopment project takes place.

Issues and options considered

There are two options in regards to the tennis courts at Penistone Park which are detailed in the below table.

Tennis Court Option	Advantages	Disadvantages
Decommission the tennis courts and not replace them.	<ul style="list-style-type: none"> Project capital cost saving of an estimated \$317,000. The provision of future maintenance and renewal expenditure for the courts would not be required. 	<ul style="list-style-type: none"> Existing regular casual tennis court users would need to use other nearby tennis facilities. Service levels of tennis courts from the community's perspective is reduced (for example the number of courts provided and maintained is reduced).
Include new tennis courts in the redevelopment project.	<ul style="list-style-type: none"> Existing regular casual tennis court users would continue to have access to tennis facilities at Penistone Park. No change to service levels of tennis courts from the community's perspective (for example the same number of courts are provided and maintained). 	<ul style="list-style-type: none"> City funds are used to redevelop tennis courts that have relatively low community usage.

It is considered that Council has two options in regards to the total project, either to endorse to proceed with the project or not proceed with the project. If Council endorses to proceed, the City will submit an application to the Department of Sport and Recreation's Community Sporting and Recreation Facilities Fund (CSRFF) for a contribution of up to one-third of the project costs. Applications are due on 31 September 2014. A report to Council will be considered at its September 2014 meeting for all projects proposed to have CSRFF grant applications submitted.

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.

This is intended to be one of several major projects for which the City will be seeking a CSRFF contribution 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

At its meeting held on 17 February 2014 (CJ026-02/14 refers), Council agreed to the following to be included in the City's *Five Year Capital Works Program* for the project:

- \$240,000 within 2014-15 for detailed design.
- \$2,580,000 within 2015-16 for construction (subject to a successful CSRFF grant application of \$1,273,333).

If it is agreed to decommission the tennis courts as part of the project and not replace them as shown in site concept plan option 3B (Attachment 7 refers), there will be a reduction in the estimated capital cost of around \$317,000 giving the revised project total of 3,503,000.

Operating expenses (existing and estimated future) and total 20 year cash flows for the project were included in the report considered by Council at its meeting held on 17 February 2014 (CJ026-02/14 refers).

All amounts quoted in this report are exclusive of GST.

Regional significance

Not applicable.

Sustainability implicationsEnvironmental

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 plan has been developed with the aim of minimising the impact on important flora and fauna at Penistone Park.

Social

The project has included consultation with existing user groups and the local wider community to ensure that the proposed redevelopment represents the communities' diverse needs. 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

Consultation for the project was conducted in accordance with the City's approved *Community Consultation and Engagement Policy and Protocol*.

Results of the initial community consultation for this project were included in the September 2013 report to Council (CJ179-09/13 refers).

Results of the second round of community consultation that was undertaken from 31 March to 23 April 2014 have been provided in the details section of this report.

COMMENT

The results of the consultation demonstrates that over 80% of respondents support the elements proposed as part of the project (except the decommissioning of the tennis courts).

Given the relatively low utilisation rates of the existing tennis courts; the location of other tennis courts nearby; the cost to construct new tennis courts; and the results of the community consultation; it is recommended that the tennis courts at Penistone Park are decommissioned as part of the redevelopment project as shown in site plan option 3B for a revised capital cost estimate of \$3,503,000.

Given the project timelines are on schedule, it is recommended that a submission be made to the CSRFF Forward Planning Grant round subject to Council support at the August 2014 Ordinary Meeting. If supported, the project will be listed as part of the City's CSRFF project submission report to be considered by Council at the September 2014 Ordinary Meeting.

VOTING REQUIREMENTS

Simple Majority.

OFFICER'S RECOMMENDATION

That Council:

- 1 NOTES the findings of the second round of community consultation undertaken for the Penistone Park redevelopment project as detailed in this Report;
- 2 in view of the findings in Part 1 above, APPROVES the proposed redevelopment project for Penistone Park to include the removal of the two existing tennis courts and proposed extension/upgrade of the Carine Radio Control Car Club facilities as presented in Option 3B and as detailed in this Report at a revised project cost estimate of \$3,503,000;
- 3 NOTES the following amounts are currently listed within the City's *Five Year Capital Works Program* for the redevelopment project at Penistone Park:
 - 3.1 \$240,000 within 2014-15 for detailed design of the redevelopment project;
 - 3.2 \$3,580,000 within 2015-16 for construction of the redevelopment project (subject to a successful CSRFF grant application of \$1,273,333);
- 4 REQUESTS that a revised amount of \$3,263,000 be listed for consideration within 2015-16 of the City's *Five Year Capital Works Program* for the construction of the Penistone Park redevelopment project (subject to a successful CSRFF grant application of \$1,167,666);
- 5 REQUESTS the Chief Executive Officer to work with the Carine Radio Control Car Club on the proposed extension/upgrade of their facilities and to develop a lease agreement for their use of the site as part of the Penistone Park redevelopment project;
- 6 NOTES the Penistone Park redevelopment project will be listed as part of the City's CSRFF project submission report to be considered by Council at the 16 September 2014 Council meeting.

MOVED Cr Corr, SECONDED Mayor Pickard that Council:

- 1 **NOTES the findings of the second round of community consultation undertaken for the Penistone Park redevelopment project as detailed in this Report;**
- 2 **in view of the findings in Part 1 above, APPROVES the proposed redevelopment project for Penistone Park to include the removal of the two existing tennis courts and proposed extension/upgrade of the Carine Radio Control Car Club facilities as presented in Option 3B and as detailed in this Report at a revised project cost estimate of \$3,503,000 with the inclusion of glass bi-fold doors on the eastern and western sides of the main hall to the building;**
- 3 **NOTES the following amounts are currently listed within the City's *Five Year Capital Works Program* for the redevelopment project at Penistone Park:**
 - 3.1 **\$240,000 within 2014-15 for detailed design of the redevelopment project;**
 - 3.2 **\$3,580,000 within 2015-16 for construction of the redevelopment project (subject to a successful CSRFF grant application of \$1,273,333);**

- 4 **REQUESTS** that a revised amount of \$3,263,000 be listed for consideration within 2015-16 of the City's *Five Year Capital Works Program* for the construction of the Penistone Park redevelopment project (subject to a successful CSRFF grant application of \$1,167,666);
- 5 **REQUESTS** the Chief Executive Officer to work with the Carine Radio Control Car Club on the proposed extension/upgrade of their facilities and to develop a lease agreement for their use of the site as part of the Penistone Park redevelopment project;
- 6 **NOTES** the Penistone Park redevelopment project will be listed as part of the City's CSRFF project submission report to be considered by Council at the 16 September 2014 Council meeting.

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 6 refers

To access this attachment on electronic document, click here: [Attach6agnCWC050814.pdf](#)

URGENT BUSINESS

Nil.

MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil.

REQUESTS FOR REPORTS FOR FUTURE CONSIDERATION

Nil.

CLOSURE

There being no further business, the Presiding Member declared the meeting closed at 6.45pm; 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