

minutes

Capital Works Committee

MEETING HELD ON **TUESDAY, 6 NOVEMBER 2012**

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CITY OF JOONDALUP**MINUTES OF THE CAPITAL WORKS COMMITTEE MEETING HELD IN CONFERENCE ROOM 2, JOONDALUP CIVIC CENTRE, BOAS AVENUE, JOONDALUP ON TUESDAY, 6 NOVEMBER 2012.****ATTENDANCE****Committee Members:**

Cr Tom McLean, JP	<i>Presiding Member</i>	
Mayor Troy Pickard		
Cr John Chester	<i>Deputising for Cr Brian Corr</i>	
Cr Liam Gobbert	<i>Deputising for Cr Geoff Amphlett,JP</i>	
Cr Christine Hamilton-Prime		
Cr Teresa Ritchie		<i>from 6.08pm.</i>
Cr Philippa Taylor		<i>from 5.52pm.</i>

Observer:

Cr Mike Norman

Officers:

Mr Garry Hunt	Chief Executive Officer	<i>from 5.50pm.</i>
Mr Mike Tidy	Director, Corporate Services	
Mr Charlie Reynolds	Acting Director, Infrastructure Services	
Mr John Byrne	Governance Coordinator	
Mrs Lesley Taylor	Governance Officer	

DECLARATION OF OPENING

The Presiding Member declared the meeting open at 5.47pm.

APOLOGIES/LEAVE OF ABSENCE

Apology – Cr Geoff Amphlett, JP

Leave of absence previously approved

Cr Russ Fishwick, JP	29 September to 9 November 2012 inclusive.
Cr Christine Hamilton-Prime	1 November to 25 November 2012 inclusive.
Cr Brian Corr	6 November to 16 November 2012 inclusive.
Cr Sam Thomas	12 November to 24 November 2012 inclusive.
Cr Geoff Amphlett, JP	14 November to 23 November 2012 inclusive.
Cr Liam Gobbert	20 November to 28 November 2012 inclusive.
Cr Teresa Ritchie	27 November to 4 December 2012 inclusive.

CONFIRMATION OF MINUTES

MINUTES OF THE CAPITAL WORKS COMMITTEE MEETING HELD ON 2 OCTOBER 2012

MOVED Mayor Pickard SECONDED Cr Gobbert that the minutes of the meeting of the Capital Works Committee held on Tuesday, 2 October 2012 be confirmed as a true and correct record.

The Motion was Put and

CARRIED (5/0)

In favour of the Motion: Cr McLean, Mayor Pickard, Crs Chester, Gobbert and Hamilton-Prime.

ANNOUNCEMENTS BY THE PRESIDING MEMBER WITHOUT DISCUSSION

Nil.

DECLARATIONS OF INTEREST

Nil.

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

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

PETITIONS AND DEPUTATIONS

Nil.

- Mawson Park – landscape upgrade - quarterly;
- Hillarys Park – landscape upgrade - quarterly.

DETAILS

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

Oceanside Promenade Redevelopment

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

Current status: Construction commenced 8 October 2012. At the end of week one, demolition, subgrade and trees were removed west side, northern end between Iluka Avenue and Warren Way. Traffic Management is working efficiently, with minimal delays to traffic. Project currently on track.

Moore Drive Duplication

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

Current status: Spray seal operations in progress. Kerbing works in progress. Asphalt to commence mid October. Street lighting installation commenced with installation of conduits. Base course construction nearing completion. Project currently on track.

Currabine Community Centre and Delamere Park Construction

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

Current status: Site establishment commenced on 22 October 2012.

Tom Simpson Park Upgrade

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

Current status: Majority of southern section of park re-opened. Playground installation commenced. Identified that there is funding shortfall to complete northern section works (see separate report). Fencing erected around northern section of park on 15 October 2012. Demolition of picnic shelters and seating completed on 18 October 2012. Project currently on track.

Mirror Park Skate Park

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

Current status: Skate park construction approximately 40% completed by Convic Pty Ltd. Project currently on track.

Hodges Drive duplication

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

Current status: A Road Safety Audit has been completed at the preliminary design stage and no safety issues were identified on the proposed road alignment and design at the intersections. Project currently on track.

Marmion Angling and Aquatic Club (MAAC) Parking

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

Current status: Design being checked by specialist consultant for potential issues with pedestrian, vehicle and bicycle interface.

Mawson Park – landscape upgrade

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

Current status: Concept plan – 90% completed.

Hillarys Park – landscape upgrade

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

Current status: Concept plan - 90% Complete.

Legislation/Strategic 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 can only recommend to the Council to approve or modify capital works projects.

Strategic Plan

Key Theme: Quality urban environment.

Objective: Quality open spaces.

Policy:

Not Applicable.

Risk Management Considerations:

Not Applicable.

Financial/Budget Implications:

Not Applicable.

Financial/Budget Implications:

Not Applicable.

Regional Significance:

Not Applicable.

Sustainability Implications:

Not Applicable.

Consultation:

Not Applicable.

COMMENT

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

VOTING REQUIREMENTS

Simple Majority.

The Chief Executive Officer entered the meeting at 5.50pm.

Cr Taylor entered the meeting at 5.52pm.

OFFICER'S RECOMMENDATION:

That the Capital Works Committee:

- 1 NOTES the monthly capital works project reports as detailed in Attachments 1 to 5 of this Report as follows:
 - 1.1 Oceanside Promenade redevelopment;
 - 1.2 Moore Drive duplication;
 - 1.3 Currambine Community Centre and Delamere Park construction;
 - 1.4 Tom Simpson Park upgrade;
 - 1.5 Mirror Park Skate Park;

- 2 NOTES the quarterly capital works project reports as detailed in Attachments 6 to 9 of this Report as follows:
 - 2.1 Hodges Drive duplication;
 - 2.2 Marmion Angling and Aquatic Club Parking;
 - 2.3 Mawson Park – landscape upgrade;
 - 2.4 Hillarys Park – landscape upgrade.

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

- 1 **NOTES the monthly capital works project reports as detailed in Attachments 1 to 5 of this Report as follows:**
 - 1.1 **Oceanside Promenade redevelopment;**
 - 1.2 **Moore Drive duplication;**
 - 1.3 **Currambine Community Centre and Delamere Park construction;**
 - 1.4 **Tom Simpson Park upgrade;**
 - 1.5 **Mirror Park Skate Park;**

- 2 **NOTES the quarterly capital works project reports as detailed in Attachments 6 to 9 of this Report as follows:**
 - 2.1 **Hodges Drive duplication;**
 - 2.2 **Marmion Angling and Aquatic Club Parking;**
 - 2.3 **Mawson Park – landscape upgrade;**
 - 2.4 **Hillarys Park – landscape upgrade;**

- 3 REQUESTS a future report be presented to the Capital Works Committee outlining a final design and costing for Delamere Park and associated funding options.**

The Motion was Put and

CARRIED (6/0)

In favour of the Motion: Cr McLean, Mayor Pickard, Crs Chester, Gobbert, Hamilton-Prime and Taylor.

Appendix 1 refers

To access this attachment on electronic document, click here: [Attach1agnCWC061212.pdf](#)

ITEM 2 UPDATE ON 2012/13 CAPITAL WORKS PROGRAM

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

PURPOSE

For the Capital Works Committee to be updated on the 2012/13 Capital Works Program.

EXECUTIVE SUMMARY

The Capital Works Project Report for the 2012/2013 program, as at 22 October 2012, is attached.

It is recommended that the Capital Works Committee NOTES the report on the Capital Works Projects for 2012/2013 forming Attachment 1 to this Report.

BACKGROUND

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

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

DETAILS

The Capital Works Project Report for the 2012/13 program, as at 22 October 2012, is attached at Attachment 1.

Issues and options considered:

Not Applicable.

Legislation/Strategic 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 can only recommend to the Council to approve or modify capital works projects.

Strategic Plan

Key Theme: Quality Urban Environment.

Objective: Quality Open Spaces.

Policy:

Not Applicable.

Risk Management Considerations:

Not Applicable.

Financial/Budget Implications:

Not Applicable.

Regional Significance:

Not Applicable.

Sustainability Implications:

Not Applicable.

Consultation:

Not Applicable.

COMMENT

The Capital Works Project Report for the 2012/13 program provides an update on the capital work activities undertaken as at 22 October 2012.

VOTING REQUIREMENTS

Simple Majority.

MOVED Cr Hamilton-Prime, **SECONDED** Cr Chester that the Capital Works Committee **NOTES** the report on the Capital Works Projects for 2012/2013 forming Attachment 1 to this Report.

The Motion was Put and

CARRIED (6/0)

In favour of the Motion: Cr McLean, Mayor Pickard, Crs Chester, Gobbert, Hamilton-Prime and Taylor.

Appendix 2 refers

To access this attachment on electronic document, click here: [Attach2agnCWC061212.pdf](#)

ITEM 3 TOM SIMPSON PARK - ADDITIONAL FUND REQUIREMENT

WARD: North-Central

RESPONSIBLE A/DIRECTOR: Mr Charlie Reynolds
Infrastructure Services

FILE NUMBER: 00468, 101515

ATTACHMENTS: Nil.

PURPOSE

For Council to be advised of potential over-expenditure on the Tom Simpson Park upgrade and to endorse additional funding from identified surplus funds carried forward from the 2011/12 financial year to finalise the project in 2012/13.

EXECUTIVE SUMMARY

The Final Concept Design for the redevelopment of Tom Simpson Park was approved by Council at its meeting held on 17 May 2011 (CJ092-05/11 refers). There was a total budget of \$750,000 allocated for Tom Simpson Park in the Five Year Capital Works Program.

The works to the southern section of Tom Simpson Park started in May 2012 and are nearing completion at an estimated cost of \$525,000. This leaves funds of \$225,000 to complete the scope of works for the northern section of the park. The works to the northern section of the park that reflects the final concept design have been costed by a Quantity Surveyor at \$572,900. This is almost \$56,000 higher than quotes received by the City for the work to be undertaken.

An additional allocation of funds of \$312,000 (including a \$20,000 contingency sum) is required to enable the full scope of works to be completed on the northern section of Tom Simpson Park in 2012/13.

It is therefore recommended that Council BY AN ABSOLUTE MAJORITY APPROVES:

- 1 *The unbudgeted additional expenditure of \$312,000 for the completion of the construction of Tom Simpson Park (MPP2022);*
- 2 *The expenditure in Part 1 above to be sourced from identified surplus funds carried forward from the 2011/12 financial year.*

BACKGROUND

Tom Simpson Park is classified as Regional Open Space and consists of two land parcels:

- 1 To the north, Crown Reserve 32074 (Loc 8891, Vol. 3046, Fol. 981) was vested in the City of Joondalup in March 2000 for the purposes of “Recreation and Parking”.
- 2 To the south, Lot 1 (Vol. 1139, Fol. 205) held in fee simple by the City of Joondalup.

The Final Concept Plan for the upgrade of Tom Simpson Park was supported by Council at its meeting held on 17 May 2011 (CJ092-05/11 refers) following an extensive public consultation process.

Works to the southern section of Tom Simpson Park commenced in May 2012 in accordance with the Final Concept Plan. This portion of the project is nearing completion and has been re-opened to the public, with the exception of the new playground currently under construction. The cost of the upgrade of the southern section of the park is estimated at \$525,000.

DETAILS

The detailed design for the northern section of the park that reflected the Final Concept Plan approved by Council was submitted to an independent quantity surveyor who submitted a cost estimate of \$572,900. Quotes received by the City for the majority of the upgrade work to be undertaken in the northern section of the park indicate costs in the vicinity of \$517,000.

The total budget in the Capital Works Program for 2011/12 and 2012/13 is \$750,000 leaving \$225,000 available for works to the northern section.

The northern section of the park was fenced off on 15 October 2012 for the following works that can be funded within the existing budget, to commence:

- erection of shade structure over the playground.
- demolition of existing shelters, seating and concrete pads.
- electrical works to disconnect and connect lighting.
- survey work for the new shelters and pathways.
- installation of concrete pads and erection of new shelters.

With the works to complete the northern section of Tom Simpson Park in accordance with the detailed design expected to cost in the vicinity of \$537,000 (allowing for contingencies), there is an anticipated funding shortfall of \$312,000 to complete the following works to the project:

- Retaining walls and fence.
- Beach access stairs.
- Path lighting.
- Reticulation and returfing.
- Bollards.
- BBQs.
- Entry statement and paths.

Surrounding residents and park users have been advised that the northern section of Tom Simpson Park will be closed for ten weeks to enable the works to be completed prior to the summer school holidays.

Issues and options considered:

There are a range of options to deal with this funding shortfall:

- Partial completion of the works in 2012/13 by only undertaking the works outlined above that are supported by the current budget at a cost of approximately \$225,000. Significant works such as retaining walls and fencing along Oceanside Promenade will not be undertaken which could create a risk with children running onto the road from the park.
- Consideration of funding in the vicinity of \$312,000 in the 2013/14 budget to enable the remaining works to be completed in accordance with the detailed design. This will require further closure of the northern section of Tom Simpson Park in 2013/14 and pose a short term risk to park users.
- Using identified surplus funds carried forward from the 2011/12 financial year to provide sufficient budget to complete the northern section of Tom Simpson Park in accordance with the detailed design.

Legislation/Strategic Plan/Policy Implications

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

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

Strategic Plan

Key Theme: Community wellbeing.

Objective: Quality facilities.

Policy:

Not Applicable.

Risk Management Considerations:

The non-completion of the full scope of works until 2013/14 could create some hazards to park users in relation to the interface between the park and Oceanside Promenade.

If the full scope of proposed works on the northern section of Tom Simpson Park are not completed during the current closure (that is October to December 2012) residents and park users could complain that the park has not been upgraded in accordance with the Final Concept Design and will be unavailable for use for a second extended period of time.

Financial/Budget Implications:

The total funding provided for the upgrade of Tom Simpson Park is \$750,000. In order to complete the full scope of works on the northern section in 2012/13, further funding of \$312,000 is required.

This funding shortfall could be sourced from the identified surplus funds carried forward from the 2011/12 financial year of \$998,429.

Regional Significance:

Tom Simpson Park is a Regional Open Space that attracts users from a wide catchment of localities both within and outside the City of Joondalup.

Sustainability Implications:

Not Applicable.

Consultation:

Extensive community consultation took place on the Concept Plan for the redevelopment of the southern and northern sections of Tom Simpson Park from 23 February to 6 April 2011. The outcomes of the community consultation were reported to Council at its meeting held on 17 May 2011 (CJ092-05/11 refers).

COMMENT

There are significant risks involved in delaying the completion of the full scope of works on the upgrade of the northern section of Tom Simpson Park. Additional funds in the vicinity of \$312,000 are required to complete the works in 2012/13. The cost of the works for the upgrade of the northern section of Tom Simpson Park has been verified by an independent Quantity Surveyor based on the detailed design.

VOTING REQUIREMENTS

Absolute Majority.

Cr Ritchie entered the meeting at 6.08pm.

MOVED Cr Chester, SECONDED Cr Taylor that Council, BY AN ABSOLUTE MAJORITY, APPROVES the:

- 1 unbudgeted additional expenditure of \$312,000 for the completion of the construction of Tom Simpson Park (MPP2022);**
- 2 expenditure in Part 1 above to be sourced from identified surplus funds carried forward from the 2011/12 financial year.**

The Motion was Put and

CARRIED (7/0)

In favour of the Motion: Cr McLean, Mayor Pickard, Crs Chester, Gobbert, Hamilton-Prime, Ritchie and Taylor.

ITEM 4 2013/14 FACILITY REFURBISHMENT PROJECTS – ADMIRAL PARK CLUBROOMS

WARD:	North-Central
RESPONSIBLE DIRECTOR:	Mr Mike Tidy Corporate Services
FILE NUMBER:	08434, 101515, 08575, 11809
ATTACHMENTS:	Attachment 1 Draft Floor Plan for Admiral Reserve Clubrooms

PURPOSE

For Council to consider the refurbishment of the Admiral Park Clubrooms in 2013/14.

EXECUTIVE SUMMARY

At its meeting held on 23 October 2012 (CJ214-10/12 refers), Council agreed to amend the facility refurbishment projects to be undertaken in 2013/14 by removing Sorrento Football (\$180,143) and Sorrento Tennis (\$180,143) Clubs and replacing them with Timberlane Park Clubrooms and another site to be determined. Further to that resolution the Council also resolved for a further report to be submitted detailing the requirements to upgrade the Admiral Park, Heathridge facility.

The Admiral Park facility currently comprises a change room/public toilet facility with a recent addition of a covered colourbond spectator viewing area, which also acts as a storage area and clubroom.

To enable the facility to be upgraded to allow greater change room area along with amenities for the club to utilise in the form of storage, function area and kitchen facility it is estimated to be \$330,000. In addition there will be the requirement of (estimated costs only):

- | | |
|---|-----------|
| • Power Upgrade Proposal (Provisional) | \$20,000 |
| • Floodlight (four floodlight towers 50 lux) | \$100,000 |
| • Connection to deep sewer (provisional) | \$50,000 |
| • Professional/Consultant fees (not including internal costs) | \$60,000 |
| • Contingencies (5%) | \$30,000 |

It is estimated that the total project cost is \$590,000. These costings are an order of magnitude and are based on a preliminary sketch plans and scope of work in order to provide advice to the Capital Works Committee within the timeframes allowed. No consultation has been undertaken with the user groups on the design elements.

More detailed costings can be established with more time and investigation when detailing the scope of works.

BACKGROUND

Each year the City undertakes one or two refurbishments (mini-makeovers) of community and sporting facilities. The scope of the projects is confined to refurbishing particular aspects of the facility such as the following:

- Painting;
- Replacing fixtures and fittings;
- Upgrading external environments such as pathways, landscapes, playgrounds signage;
- Kitchen facilities;
- Floor coverings;
- Toilets and Change rooms (including refurbishment or new extensions to the facility);
- Storage facilities (extensions to the facility);
- Heating/cooling system;
- Window treatments.

The construction of new buildings or major facility extension works/redesign of a facility is a redevelopment project and is considered outside the scope of a facility refurbishment project. These projects are normally addressed as a separate redevelopment project within the Capital Works Program.

Refurbishment projects are undertaken in line with the City's endorsed Master Planning Process. The first phase is the Consultation and Scope of Works stages - this phase involves consultation with the regular user groups of the facility to determine functionality and aesthetic issues that can be addressed through the facility refurbishment. Also taken into consideration as part of the refurbishment are community safety, environmental health and access and inclusion issues regarding the particular facility. This information is then developed into a scope of works document and concept plans. These documents are then used for the second phase of the project – Estimated Costs and Construction.

At its meeting held on 23 October 2012, after considering a recommendation from the Capital Works Committee (CJ214-10/12 refers), Council resolved as follows:

“That Council:

- 1 *BY AN ABSOLUTE MAJORITY APPROVES a change to the listed refurbishment projects to be undertaken in 2013/14 from Sorrento Football (Soccer) Clubrooms and Sorrento Tennis Clubrooms to Timberlane Park Clubrooms and one other site to be determined in November 2012; and*
- 2 *REQUESTS a further report be submitted to the Capital Works Committee in November 2012 on the opportunity for upgrade of the Admiral Park facility to address requirements of sporting clubs utilising this facility.”*

DETAILS

Admiral Park, Heathridge is currently utilised by the Ocean Ridge Junior Cricket Club and Whitford and Districts Senior Cricket Club in the summer and Joondalup and Districts Rugby League Club (Juniors and Seniors) in the winter.

There is a small toilet/change room facility at the park that was built in 1989. Recently, the Joondalup and Districts Rugby League Club undertook an extension of the toilet/change rooms to create a covered, enclosed spectator area and clubhouse where they also have some storage facilities.

The Rugby League Club is a member of Arena Community Sport and Recreation Association (ACSRA) which is based at Arena Joondalup. Other members of ACSRA are Joondalup Brothers Rugby Union Club, Joondalup Netball Association and the Joondalup Little Athletics Association.

Rugby League shares the playing surface at the Arena with the Joondalup Brothers Rugby Union Club which provides challenges with regards to training and match fixturing.

In order to refurbish the facility at Admiral Park to allow occupation by the sporting clubs that currently use the existing facilities, the following basic scope of works would be required to improve the facility:

- Extension of the existing change rooms into the rear verandah and in brickwork – possible new slab and footings.
- Extend the line of the brickwork for the change room extension to form a new external store and kitchen store to the existing clubroom/covered viewing area.
- The retaining wall on the northern side of the facility will need to be modified to allow access to the new external store from the east.
- The shed internal and external cladding should be removed leaving only the columns, studs and girts. The windows will also need to be removed and replaced.
- Reclad all the external faces with new sheet metal cladding with insulation.
- Install new windows and glazed doors and screens to the front elevation.
- Install appropriate floor and wall coverings.
- Reclad the inside with single skin of full height brickwork to be plastered or flush pointed and painted.
- Both stores to be flush pointed brickwork and painted.
- Install a flush plaster board ceiling.
- The kitchen and kitchen store to be brickwork with hard wall plaster. Both to have flush plasterboard ceilings.
- West side to have two metre wide footpath. This will require a retaining wall.
- Allow for a grease trap and connection to the existing septic tank (allow to connect to deep sewerage if practical). If connection to deep sewerage is not possible need to ascertain if current septic tank has sufficient capacity to take kitchen waste.
- Allow for evaporative cooling.
- Allow for repainting of refurbished facility.

These refurbishments will provide users of the reserve with a facility that has larger change rooms along with an internal facility including function space and a kitchen facility and appropriate storage. It has been estimated by a Quantity Surveyor that costs of the refurbishment to be approximately \$330,000.

The Quantity Surveyor advised provision would be required for the following additional works (these are approximate costs):

- | | |
|---|-----------|
| • Power upgrade (Provisional – pending detailed quote from Western Power) | \$20,000 |
| • Floodlight (four floodlight towers 50 lux) | \$100,000 |
| • Connection to deep sewer (provisional) | \$50,000 |
| • Professional/Consultant fees (estimated – not including internal costs) | \$60,000 |
| • Contingencies (5%) | \$30,000 |

Estimated total cost of the proposed works is \$590,000.

Issues and options considered:

The role of the Capital Works Committee:

- Oversee the recent 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.

The Capital Works Committee can either recommend to Council:

- 1 Agree to consider the upgrade of the Admiral Park facility as part of the 2013/14 facility refurbishments projects;
- 2 Request a further report that provides a more detailed scope of works following consultation with the user groups and a more comprehensive costing of the proposed refurbishment; and
- 3 Not agree to include Admiral Park facility as part of the 2013/14 facility refurbishment projects and reconsider other possible options.

Legislation/Strategic Plan/Policy Implications

Legislation: Not Applicable.

Strategic Plan

Key Theme: Community wellbeing.

Objective: Quality facilities.

Policy:

Not Applicable.

Risk Management Considerations:

Any capital project brings risks in relation to contingencies and over runs against original design. The proposed costings prepared for the project are an order of magnitude. The design elements at this stage have not been consulted with the user groups and may need to be adjusted subject to those discussions.

Financial/Budget Implications:

The 2013/14 capital works program listed the following facility refurbishments:

- Sorrento Tennis Club \$180,143
- Sorrento Football Club \$180,143

With the Council's decision of 23 October 2012, refurbishment of the Timberlane Clubrooms will replace one of the projects above, with the other to be decided.

The current estimate of \$590,000 for the Admiral Park Clubrooms significantly exceeds the \$360,286 of freed up funds from the removal of the Sorrento Tennis and Football Clubs from the proposed 2013/14 refurbishment projects. The Admiral Park Clubroom project is also only in the very early stages of development and is based on preliminary sketch plans and scope that have not included any consultation. A portion of the freed up funds is already proposed to be used for refurbishment of the Timberlane Clubrooms which itself has yet to be scoped and estimated.

If the Admiral Park Clubrooms project is to proceed there will need to be further review of the other facility refurbishment projects proposed in 2013/14 as part of the 2013/14 budget deliberations.

Regional Significance:

In accordance with the City's adopted Parks Classification, Admiral Park is classified as a local park.

Sustainability Implications:

All facility refurbishment projects are planned to reduce the impact of the carbon footprint and consider environmental sustainability design features where possible.

The project will include consultation with existing sporting clubs and community groups of the facility to ensure that feedback received represents the needs of the user groups. All facility refurbishment projects will consider access and inclusion principles and will aim to enhance the amenity of the public space.

Consultation:

To date no consultation has been undertaken with the user groups or the community. The design and costings have been prepared to allow consideration to be given to including it as part of the capital works program.

Once a decision is made on the facilities to undergo refurbishment in 2013/14 planning for the projects will commence with consultation with the regular hire groups to be undertaken in late 2012. The feedback received will be used to develop a scope of works document and concept plans. Following this, cost estimates are determined, budget allocations reviewed, works are tendered (if necessary) and the works are scheduled.

Any consultation required for the project will be undertaken in accordance with the City's approved Community Consultation and Engagement Policy and Protocol.

COMMENT

There are current challenges being experienced by the two winter users of the playing surface at Arena being Rugby League and Rugby Union. Upgrading the facilities at Admiral Park will provide a base for the Rugby League to operate from and allow the Joondalup Rugby Union Club to be the sole winter hirer of the playing surface at the Arena.

VOTING REQUIREMENTS

Simple Majority.

OFFICER'S RECOMMENDATION:

That Council REQUESTS that the refurbishment of Admiral Park Clubrooms be listed for consideration in the 2013/14 budget deliberations.

MOVED Mayor Pickard, SECONDED Cr Hamilton-Prime that Council REQUESTS that the refurbishment of Admiral Park Clubrooms be listed for consideration in the 2013/14 budget deliberations, with appropriate project planning completed prior to the end of the current financial year.

The Motion was Put and

CARRIED (7/0)

In favour of the Motion: Cr McLean, Mayor Pickard, Crs Chester, Gobbert, Hamilton-Prime, Ritchie and Taylor.

Appendix 3 refers

To access this attachment on electronic document, click here: [Attach3agnCWC061212.pdf](#)

ITEM 5 ENTRY STATEMENTS**WARD:** All**RESPONSIBLE
A/DIRECTOR:** Mr Charlie Reynolds
Infrastructure Services**FILE NUMBER:** 102315, 101515, 55541, 102623**ATTACHMENTS:** Attachment 1 City of Joondalup Entry Statements –
Marmion Avenue Presentation made Strategy
Session June 2011**PURPOSE**

To seek advice from Council as to the next steps for the Entry Statements project proposed to be constructed on the northern and southern entrances to the City.

EXECUTIVE SUMMARY

This report has been prepared in response to the resolution of the October Council meeting relating to the Entry Statements. This resolution requested the Chief Executive Officer (CEO) review the concept design and project scope for the two Entry Statements to be sited:

- 1 North of Beach Road;
- 2 Adjacent to the northern boundary of Cranston Park.

As requested the CEO has reviewed the chronology of the project from the original presentation to Elected Members. As part of this the CEO has assessed the design modifications made during the course of this project and any opportunity to align the project to Councils original intent. In doing so it is considered difficult to make any further changes and retain the integrity of the original designs.

It is clear there was a failure to adequately consider MRWA Road Safety specifications in the original design. This flaw has impacted the progress of the project and despite best endeavours to modify the design to achieve the original agreed project outcomes the City has not been successful within the assigned budget parameters. Accordingly as reported to the October Capital Works Committee the revised estimate to construct the two Entry Statements is \$263,000 per entry statement. This estimate represents a variation of \$196,000 over and above the 2012/13 approved project budget.

The recommendations in this report as such are based on the revised estimate of \$526,000.

BACKGROUND

The concept for the City's Entry Statements is to provide a memorable gateway into the City of Joondalup. *"A clear Joondalup sign informs people of where they are entering while the rest of the design mimics a city skyline and the individual elements are an interpretive reflection of what is the City of Joondalup (past, present and future)"*. The northern entry sign is sited on the local government boundary; while the southern statement is setback from the City boundary to preserve the agreed concept design. This project initially commenced in 2002/03 following the allocation of \$75,000 for the development of Entry Statements into the City. Based on the results of the community consultation research process Council resolved not to proceed with either of the two design prototypes. These prototypes were installed at the junction of Hepburn Avenue, West Coast Drive and Whitfords Avenue, Hillarys.

This project was not revisited until 2006/07. At that time Elected Members were surveyed on various Entry Statement options by way of a visual report between December 2006 and March 2007. Generally past reports indicate Elected Members did not support box like, block or square Entry Statements with the majority response indicating the need for a cost effective clean, simple design with clear signage. This feedback was in turn reported to Council with the officers' recommendation being that Council develop the Entry Statement hard landscaping component using the original LandCorp signage at the northern and southern extremities within Marmion Avenue and the landscaping component to be completed in alignment with the Master Landscape Plan (utilising native plant species). Council subsequently resolved in September 2007 to appoint a suitably qualified designer to assist in designing the Entry Statements for the City of Joondalup. The Entry Statements project was again considered by elected Members in early 2008 and Urban Design and Landscape Architecture (UDLA) were appointed to the project to prepare a design.

Following endorsement of the concept design by Council, and approval of a budget allocation in 2009/2010 of \$375,750 to construct three Entry Statements (based on the architects 2008 cost estimate), Main Roads Western Australia (MRWA) were consulted. The City negotiated with MRWA the six metre clear zone being reduced to two metres if a wire rope barrier was installed between the road edge and the Entry Statement. MRWA also conditioned that any proposed site landscaping be approved by MRWA. The MRWA approved design shows no trees. Following this conditional approval by MRWA a revised project estimate was in turn reported to Council where it was subsequently resolved to limit the Entry Statements to two only at the north and south entries. This change was made to fit the estimated cost within the approved budget.

In December 2011 Council resolved to invite tenders, based on the revised design and agreed locations, for the construction of the two Entry Statements. Tender proposals received April 2012 ranged in value from \$572,691 to \$885,987. Consequently tenders were declined and UDLA requested to revise and reduce the scope of works to fit the budget. Notwithstanding this request, the revised estimate as reported to the October 2012 Capital Works Committee, is \$263,000 per Entry Statement. This represents a variation of \$196,000 over and above the 2012/13 budget allocation.

This revised cost was derived having taken into account the following scope revisions:

- Reconstituted limestone walls rather than natural limestone blocks;
- Aluminium interpretive poles rather than mild steel;
- Paving and soft landscaping to be removed from the tender scope and undertaken by City staff. The reason this has been removed is the previous tender required the contractor to consolidate the landscaping for three months. It was identified this could be more efficiently managed by City staff. Even so the revised estimate of \$526,000, including a landscaping component of \$24,000, is subject to a final landscaping plan and allows for the planting of a small number of trees. Presently final designs show no landscaping at either site. Indeed the southern site may require the removal of some trees.

DETAILS

The Entry Statements project has been sustained over the years in the interests of providing a memorable gateway into the City of Joondalup. In the early days (2006/07), the implications of road safety standards on aspects of the project including the concept design and cost were not contemplated. The failure to adequately consider MRWA Road Safety specifications in the original design has impacted the progress of the project and added to the overall cost. The road safety requirements involving the construction of the cable wire barrier (estimated to cost \$100,000) has been reflected within the revised project estimate of \$526,000.

If Council wishes to retain the status quo designs and progress the project, based on the revised scope of works, an additional budget allocation of \$196,000 is required. A risk attached to this option is actual tender prices received exceed this cost estimate, requiring Council to re-evaluate the future of this project.

Another option Council may consider relevant is to abandon the current design and undertake a total redesign.

Issues and options considered:

Option 1

Council may proceed with the entry statement project, based on the final designs, at the additional cost of \$196,000.

Option 2

Council may abandon the current design of the project and undertake a total redesign.

Legislation/Strategic Plan/Policy Implications

Legislation Not Applicable.

Strategic Community Plan

Key Theme: Quality urban environment.

Objective: Quality open spaces.

Policy:

Not Applicable.

Risk Management Considerations:

The Entry Statements have been designed in accordance with Australian Standards to minimise any risks associated with vehicle and pedestrian movement through the proposed Entry Statement.

Financial/Budget Implications:

Account No:	SSE2019
Budget Item:	Entry Statements
Budget Amount:	\$340,000
Amount Spent to Date:	\$10,018.32
Balance:	\$329,981.68

Additional expenditure from commencement of the project in June 2011 to 30 June 2012 is \$25,857.60 for consultancy works and ground service surveys. All figures quoted in this report are exclusive of GST.

Regional Significance:

Not Applicable.

Sustainability Implications:

Not Applicable.

Consultation:

Elected Members have approved the Entry Statement design following a number of workshops with the architect designer.

COMMENT

The Entry Statement project provides the opportunity to construct a gateway into the City of Joondalup. The most recent estimate of \$263,000 per Entry Statement is \$196,000 over and above the 2012/13 Budget allocation. This report provides two options for Council's consideration and seeks direction on the level of commitment to progress the Entry Statements project as a priority.

VOTING REQUIREMENTS

Simple Majority.

OFFICER'S RECOMMENDATION:

That the Capital Works Committee PROVIDES ADVICE on the level of commitment to progress the Entry Statements project as a priority.

MOVED Mayor Pickard, SECONDED Cr Chester that Council:

- 1 **CONFIRMS** its commitment to the erection of entry statements in Marmion Avenue north of Beach Road and adjacent to the northern boundary to Cranston Park and Joondalup Drive, near the intersection of Burns Beach Road;
- 2 **RETAINS** the key principles of the originally approved concept design;
- 3 **ERECTS** the entry statements only in the road median island at the designated locations;
- 4 **PREPARES** the revised design, scope and cost estimates, together with confirmation from Main Roads WA that the proposed design is approved;
- 5 in preparing an alternate revised design, **GIVES CONSIDERATION** to the entry statements running parallel to the road network, mitigating the need for crash barriers.

The Motion was Put and

CARRIED (5/2)

In favour of the Motion: Mayor Pickard, Crs Chester, Gobbert, Hamilton-Prime and Ritchie.
Against the Motion: Crs McLean and Taylor.

Appendix 4 refers

To access this attachment on electronic document, click here: [Attach4agnCWC061212.pdf](#)

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 7.10pm; the following Committee Members being present at that time:

Cr Tom McLean, JP
Mayor Troy Pickard
Cr John Chester
Cr Liam Gobbert
Cr Christine Hamilton-Prime
Cr Teresa Ritchie
Cr Philippa Taylor