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# AGENDA

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## **Special Council Meeting**

**Tuesday 13 January 2015**

6.00pm

City of Albany Council Chambers

## CITY OF ALBANY COMMUNITY STRATEGIC PLAN (ALBANY 2023)

### VISION

Western Australia's most sought after and unique regional city to live, work and visit.

### VALUES

All Councillors, Staff and Volunteers at the City of Albany will be...

#### **Focused: on community outcomes**

This means we will listen and pay attention to our community. We will consult widely and set clear direction for action. We will do what we say we will do to ensure that if it's good for Albany, we get it done.

#### **United: by working and learning together**

This means we will work as a team, sharing knowledge and skills. We will build strong relationships internally and externally through effective communication. We will support people to help them reach their full potential by encouraging loyalty, trust, innovation and high performance.

#### **Accountable: for our actions**

This means we will act professionally using resources responsibly; (people, skills and physical assets as well as money). We will be fair and consistent when allocating these resources and look for opportunities to work jointly with other directorates and with our partners. We will commit to a culture of continuous improvement.

#### **Proud: of our people and our community**

This means we will earn respect and build trust between ourselves, and the residents of Albany through the honesty of what we say and do and in what we achieve together. We will be transparent in our decision making and committed to serving the diverse needs of the community while recognising we can't be all things to all people.

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### NOTICE OF A SPECIAL COUNCIL MEETING

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His Worship the Mayor and Councillors

A Special Meeting of Council for the City of Albany will be held on Tuesday 13 January 2015 in the Council Chambers, North Road, Yakamia commencing at 6.00pm.

The purpose of the meeting is Approval of the Centennial Park Sporting Precinct Schematic Design.

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G Foster  
Chief Executive Officer

SPECIAL COUNCIL MEETING  
AGENDA –13/01/2015

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**1. DECLARATION OF OPENING AND ANNOUNCEMENT OF VISITORS:**

**2. OPENING PRAYER:**

*“Heavenly Father, we thank you for the peace and beauty of this area. Direct and prosper the deliberations of this Council for the advancement of the City and the welfare of its people. Amen.”*

*“We would like to acknowledge the Noongar people who are the Traditional Custodians of the Land.*

*We would also like to pay respect to Elders both past and present”.*

**3. PUBLIC QUESTION AND STATEMENT TIME:**

Each person asking questions or making comments at the Open Forum will be **LIMITED** to a time period of **4 MINUTES** to allow all those wishing to comment an opportunity to do so.

**4. RECORD OF ATTENDANCE/APOLOGIES/LEAVE OF ABSENCE (PREVIOUSLY APPROVED):**

**Mayor** Mayor D Wellington

**Councillors:**

Breaksea Ward	R Hammond
Breaksea Ward	V Calleja JP
Frederickstown Ward	G Stocks
Kalgan Ward	B Hollingworth
Kalgan Ward	J Price
Vancouver Ward	S Bowles
Vancouver Ward	N Williams
West Ward	G Gregson
West Ward	A Goode JP
Yakamia Ward	A Hortin JP
Yakamia Ward	R Sutton

**Staff:**

Chief Executive Officer	G Foster
Executive Director Corporate Services	G Adams
Executive Director Community Services	C Woods
Executive Director Works and Services	M Thomson
Executive Director Planning and Development	D Putland
Minutes	C Crane

**Apologies:**

Frederickstown Ward	C Dowling (Apology)
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SPECIAL COUNCIL MEETING  
AGENDA –13/01/2015

**5. DECLARATIONS OF INTEREST:**

<b>Name</b>	<b>Report Item Number</b>	<b>Nature of Interest</b>

**SCM010: CENTENNIAL PARK SPORTING PRECINCT SCHEMATIC DESIGN**

- Attachments** : Centennial Park Sporting Precinct Schematic Design Report available here <http://www.albany.wa.gov.au/your-council/agenda-and-minutes/?open=council&year=2015>
- Report Prepared by** : Manager Recreation Services (S Stevens)  
Manager Governance & Risk Management (S Jamieson)
- Responsible Officer** : Executive Director Community Services (C Woods)

**Responsible Officer's Signature:**



**STRATEGIC IMPLICATIONS**

1. This item relates to the following elements of the City of Albany Strategic Community Plan 2023 and Corporate Business Plan 2014-2018:
  - a. **Key Theme:** 4. A Sense of Community
  - b. **Strategic Objective:** 4.2 To create interesting places, spaces and events that reflect our community's identity, diversity and heritage
  - c. **Strategic Initiative:** 4.2.1 Sport & Recreation Infrastructure

**In Brief:**

- Endorse schematic design for the Centennial Park Sporting Precinct project.
- Approve project to proceed to the detailed design phase and development of contract tender documentation.

**RECOMMENDATION**

**SCM010: RESPONSIBLE OFFICER RECOMMENDATION  
VOTING REQUIREMENT: SIMPLE MAJORITY**

**THAT Council APPROVE:**

- **The Schematic Design for the Centennial Park Sporting Precinct;**
- **Proceeding with the detailed design phase; and**
- **Call for Tenders.**

**BACKGROUND**

2. In February 2014 the Centennial Park Sporting Precinct Concept Designs and Master Plan Report was adopted by Council.
3. In April 2014 Council awarded tender (C13014) for full service consultancy for the Centennial Park Sporting Precinct (*for the delivery of the design and engineering services, project management, superintendent and contract administration*) to Gresley Abas and partners.
4. An Elected Member Strategic Workshop was held in October 2014 at which time the first phase of the project (detailed/schematic design) was presented.

## DISCUSSION

5. The report attachment details the design elements, materials, themes, lighting, materials and interpretive elements associated with the project for review and endorsement by Council.
6. The Schematic Design includes Western, Central and Eastern Precinct, Cricket/Soccer Club House, Stadium Arena and Grandstand. The scope of Schematic Design work involved:
  - Playing Fields
  - Water Management
  - Irrigation
  - Electrical & Civil
  - Built Forms & Facilities
  - Access & Strategy
  - Vehicle Access, Circulation & Parking Management Strategy
  - Green Infrastructure
  - Branding
7. The next phase is the preparation of Detailed Designs for the Centennial Park Sporting Precinct and the accompanying Contract Tender Documentation and Advertising (Phase 3).
8. This will be followed by Council awarding the successful tenders.

## GOVERNMENT & PUBLIC CONSULTATION

9. Government Consultation. The City of Albany has actively consulted and engaged other government stakeholders (which includes: Department of Sport and Recreation (DSR), Department of Transport, Department of Planning and Department of Water).
10. DSR as the key government agency for sport and recreation was appointed as a member of the City of Albany's project control group and steering committee.
11. Internal Consultation. The Centennial Park Working Group is complimented by representation from all City of Albany directors (Planning, Public Works, Corporate, and Community). Bi-monthly updates are provided to the Executive Management Team for guidance and assistance with coordinating the City's resources to ensure community outcomes are met.
12. Public Consultation. User groups were engaged and involved in the development of the Schematic Design.

## Public Consultation / Engagement

13. The following consultation has been conducted over the last four years:
  - a. 2008 - A study was undertaken and developed in house by the City of Albany with the support of a Steering Committee. The plan was not endorsed at Council level.
  - b. July 2008 – State Government (Department of Sport and Recreation) undertook state-wide community consultation and a report entitled "Review of Sport and Recreation in Regional Western Australia and concluded that the development of Centennial Park was a high priority and need.
  - c. 2011 – The City of Albany consulted widely with community groups through the "Working Together" program. The Working Together program identified community projects that could be progressed and future funding was made available and the funding criteria met. Centennial Park was identified as one of those community projects that could be progressed if funding was made available.

- d. 2012 – The City of Albany engaged Coffey Sport and Leisure to review the 2008 Master Plan and provide an updated master plan for the precinct. The review included analysis of the recommendations and consultation with the stakeholders.
  - e. September 2012 - Presentation of the draft Master Plan to stakeholders. The City of Albany received written feedback from the majority of the stakeholders.
  - f. October to November 2012 – In addition to the written feedback the Manager of Recreation Services attended individual club meetings to refine the plan further.
  - g. February 2013 – The internal Project Control Group was developed with the Regional Manager of the Department of Sport and Recreation representing the sporting interests of the region and the investment made by the State Government in the project.
  - h. March 2013 – Centennial Park Master Plan submitted to the Future Acts Sub-Committee, and the South West Aboriginal Land and Sea Council (SWALSC).
  - i. February 2014 – City of Albany finalised the Centennial Park Sporting Precinct Community Engagement Report.
14. The CEO and Executive Management Team continue to work closely with the Agricultural Society to implement the Council Resolution (22 July 2014):
- a. City Staff continue to work with the design team to develop a design for the Annual Agricultural Show to remain at Centennial Park;
  - b. City staff to work with the community groups and sporting and recreational clubs that currently conduct activities in the existing Albany Agricultural Society structures to find suitable alternative venues; and
  - c. City staff to work with Albany Agricultural Society current Centennial Park facility users that conduct agricultural related activities/events throughout the year to source suitable alternate locations.
15. Negotiations with the Agricultural Society continue and will not impede or impact on the Centennial Park redevelopment program and both projects can continue to run concurrently.
16. Since February 2014, the City of Albany has conducted ongoing consultation and planning and meeting regularly with stakeholders and clubs to discuss plans and address concerns.
17. This process is ongoing and the City has commenced more detailed planning with the clubs that are to be co-located.

#### **STATUTORY IMPLICATIONS**

18. Council Procurement Policy - tenders and quotes, and associated procedures applied to this item.

#### **POLICY IMPLICATIONS**

19. There are no policy implications related to this item.



**RISK IDENTIFICATION & MITIGATION**

- 20. The risk identification and categorisation relies on the City’s Enterprise Risk Management Framework.
- 21. A delay in the approval of the Schematic design exposes the successful delivery of the project to the following risks:

Risk	Likelihood	Consequence	Risk Analysis	Mitigation
<b>Financial</b> – Jeopardize current grant agreements & incur potential financial loss.	Almost Certain	Severe	Extreme	Proceed with approved project with the agreed time frame.
<b>Reputation</b> - City would not meet the Corporate Business Plan Deliverables. 4.2.1 Sport & Recreation Infrastructure	Likely	Moderate	High	Proceed with approved project with the agreed time frame.
<b>Community</b> – Disrupt CPSP user groups, over 5000 community members.	Likely	Major	High	Proceed with approved project with the agreed time frame.
<b>Operational</b> - Project failure will expose the City and Council to substantial public embarrassment and have a high media profile.	Almost Certain	Major	Extreme	Proceed with approved project with the agreed time frame.

**FINANCIAL IMPLICATIONS**

- 22. Council allocated \$9,545,714 in the 2014/2015 budget for the Centennial Park Sporting Precinct.
- 23. Allocated funds have been expended in accordance with project phasing and in support of the design process (*These services have included: civil, structural, geotechnical investigations, storm water modelling, Catchment Plans of upstream conditions, topographical survey and electrical provision investigations*).
- 24. In summary, the financial status of the project can be reported as follows:

**PROJECT FUNDING**

Grant Source	Project	Approved Funding
DSR - CSRFF 2013/14	Multi use Playing Field	\$608,000
RDL - CLGF 2011/12	Multi use Playing Field	\$608,000
RDL - CLGF 2012-13	Fields and clubrooms (Western Precinct)	\$685,771
DSR - CSRFF 2014/15	Western & Central Precinct – Sporting Infrastructure	\$4,126,000
State Gov Election 2012	Great Southern Centennial Park	\$8,250,000
Dept of Infrastructure Regional Development	Great Southern Centennial Park	\$8,250,000
City of Albany		\$4,000,000
<b>TOTAL</b>		<b>\$26,527,771</b>

**CENTENNIAL PARK PROJECT COST BREAKDOWN**

Multi Use Playing Field	\$1,521,295.28
Railways Football Oval	\$543,179.92
Consultant Design Fee	
-Scheme Development	\$186,261.30
-Schematic Design	\$314,156.90
-Design Development	\$501,511.68
-Disbursements	\$342,200.00
-Provisional Sum	\$149,305.00
<b>TOTAL DESIGN CONTRACT VALUE</b>	<b>\$1,493,434.80</b>

**SPEND TO DATE**

Multi Use Playing Field	\$1,521,295.28
Railways Football Oval	\$543,179.92
Consultant Design Fee (Scheme development 100%, Schematic Design 89% & Design Development 37%)	\$690,349.34
<b>TOTAL</b>	<b>\$2,754,824.54</b>

**LEGAL IMPLICATIONS**

25. There are no legal implications relating to this item. However, failure to meet funding agreements may expose the City to the allocated funds being withdrawn.

**ENVIRONMENTAL CONSIDERATIONS**

26. There are no direct environmental implications relating to this item.

**ALTERNATE OPTIONS**

27. There is no alternate option. If Council does not approve the Centennial Park Sporting Precinct Schematic Design and progress to the next phase of the project (Detailed Design), the City will be exposed to the risks detailed in the report.

**SUMMARY CONCLUSION**

28. City Officers have continued to meet regularly with stakeholders (clubs) to discuss plans and address concerns.
29. This consultation process is ongoing and the City has commenced detailed planning with the stakeholders that are to be co-located.
30. It is recommended that the first project phase is formally completed and the Responsible Officer Recommendation is adopted.

<b>Consulted References</b>	:	Local Government Act 1995 Associated Funding Agreements
<b>File Number (Name of Ward)</b>	:	All Wards
<b>Previous Reference</b>	:	CS008:Centennial Park Sporting Precinct Design OCM 25/02/2014

**6. CLOSURE OF MEETING**