



Powerhouse of the Pilbara

## **SPECIAL COUNCIL MEETING**

# **MINUTES**

The Special Meeting of Council was held  
in the Council Chambers, Welcome Road, Karratha,  
on 21 December 2009 at 6.30pm

A handwritten signature in black ink, appearing to read 'Ray McDermott', is positioned above a horizontal line.

**RAY McDERMOTT**  
**ACTING CHIEF EXECUTIVE OFFICER**

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# **MINUTES**

## **1 OFFICIAL OPENING**

The Special Meeting of Council held in the Council Chambers, Welcome Road, Karratha on the 21 December 2009 was declared open at 6.30pm. Cr Lockwood also acknowledged the traditions of the Ngarluma people, on whose land we are gathered here today.

## **2 RECORD OF ATTENDANCES / APOLOGIES / LEAVE OF ABSENCE**

**Councillors:**  
 Cr Nicole Lockwood [President]  
 Cr John Lally [Deputy President]  
 Cr Fay Cechner  
 Cr Ben Lewis  
 Cr Harry Hipworth  
 Cr Evette Smeathers  
 Cr Sharon Vertigan

**Staff:**

Ray McDermott	A/Chief Executive Officer
Jenni Brown	A/Exec Manager Community Svces
Joel Gajic	A/Exec Manager Development Svces
Geof Whyte	K2020 Projects Officer
Sue Heaton	Minute Secretary

**Apologies:** Collene Longmore, Simon Kot and Cr Fiona White-Hartig  
**Absent:** Cr Des Rothe  
**Leave of Absence:** Cr Garry Bailey

**Members of Public:**  
**Members of Media:**

### **3 CONFIRMATION OF MINUTES AND BUSINESS ARISING FROM MINUTES OF PREVIOUS MEETINGS**

#### **RECOMMENDATION**

That the Minutes of the Ordinary Meeting of Council held on 14 December 2009 be confirmed as a true and correct record of proceedings.

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#### **COUNCIL RESOLUTION**

Res No : 14954  
MOVED : Cr Vertigan  
SECONDED : Cr Lally

**CARRIED**

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FOR : Cr Lockwood, Cr Lally, Cr Cechner, Cr Hipworth, Cr Lewis, Cr Smeathers  
and Cr Vertigan  
AGAINST : Nil

## **4 COMMUNITY SERVICES**

### **4.1 COMMUNITY SERVICES**

#### **4.1.1 K2020 Projects Baynton West Family Centre Concept Plan**

**File No:** DT/4/1

**Attachment(s)** Concept Plan Drawings (BW.SK.01 & BW.SK.02)

**Responsible Officer:** Executive Manager Community Services

**Author Name:** Project Manager K2020

**Disclosure of Interest:** Nil

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#### **REPORT PURPOSE**

To inform Council of the Concept Plan drawings and associated reports and to seek endorsement of future action required.

#### **BACKGROUND**

At its meeting held on the 21<sup>st</sup> September 2009, Council endorsed the Design brief for the Baynton West Family Centre vide Resolution 14805, in part,

**That Council, with respect to the design and construction of the Baynton West Family Centre:**

**ENDORSES the Project Design Brief for the Baynton West Family Centre detailed as an attachment to this report and SUPPORTS the preparation of two costed Concept Plans showing design options.**

Subsequently CODA Studio Pty Ltd was appointed as Project Architect and Davis Langdon as Cost Manager/Quantity Surveyor.

The Programme specified in the Consultancy Brief for the project called for the concept design and report to be submitted by the 27<sup>th</sup> November 2009 to enable review by administration, public and stakeholder consultation and report to Council for a Special meeting to be held on 21 December 2009.

The concept plans and reports were subsequently received on the 11<sup>th</sup> December 2009.

## ISSUES

### **Concept Plans**

The Concept Plan for the development of the Baynton West Family Centre are submitted as **ATTACHMENTS 1 and 2**.

The requirements of the Design Brief have been met and the development provides for the following:

#### *Family Services Module*

- Infant health Clinics (2 off)
- Clinicians Suite
- Counselling Rooms (2 off)
- Office
- Reception area
- Staff Room
- Amenities
- Store
- Office Accommodation – NFP's (3 off)

#### *Playgroups/Community Services Module*

- Playgroup Rooms (2 off) to accommodate 20 children each session.
- Amenities
- Kitchen
- Workshops Areas (2 off)
- Committee Rooms (2 off)
- Coffee Shop

*Child Care Module (designed for 50 children in accordance with Child care Act and Regulations.)*

- Office accommodation
- Staff room and amenities
- Child Care Rooms (3 off)
- Babies Change Room

The design as presented sees an increase in the briefed area from a notional 1250 sqm to 1520 sqm. The main elements contributing to this increase of 270sqm are attributable to the extent of verandas and some minor net increases in room areas for services.

### **Concept Reports**

The Project Architect and Specialist Sub Consultant AECOM have both submitted detailed Concept Design Reports. Due to their size they have not been attached to this report but will be tabled for Councillors information at the meeting.

The reports point to several innovations in materials and systems that are proposed for the projects. Many of these materials and systems have not been tested in a North West environment and it is the Project Managers assessment that their selection imposes considerable risk on the Shire. They have not been subjected to either a Cost Benefit Analysis or to a detailed Life Cycle Cost report.

The main areas of concern are as follows:

#### *Displacement Ventilation System for air-conditioning.*

Advice has been received that this is a system widely used overseas but there is no evidence of it being implemented in Western Australia or in the North West environment in particular.

The system and the significant building adjustments that must be made i.e. 3000-4000mm ceiling heights and either in floor or in wall ducting systems appear to make it a very expensive system to install. Operating and maintenance costs have not been provided.

#### *Wall Systems*

The proposed system is a modular proprietary system called SIDS, a relatively new technology in Australia although extensively used in Europe and the US. The panels are manufactured off site and transported for direct installation onto the floor slab. A reading of the brochure material indicates its primary use is in domestic construction and there appears to be no example installations in Western Australia of its use in a commercial application. Having regard to the proposed mechanical services system calling for 3000-4000 mm ceiling heights, it would appear that considerable additional wall bracing will be required.

Both the air-conditioning and wall systems must be regarded as being somewhat experimental and perhaps inappropriate for use in Karratha. This statement needs considerably more testing and analysis before a decision to implement their use is made to Council.

#### *Roof Structure*

The roof structure includes an area of 235 sqm for verandas. Whilst these add to the functionality of the Baynton West Family Centre it is considered that they could be reduced whilst achieving the same effect.

#### *Central Courtyard.*

This comprises a significant area and services to separate the buildings. It is considered that the design should be "tightened up" to reduce this courtyard area which may have the consequent effect of reducing costs in other areas.

#### *Light and Power*

The allowances made are considered to be well above comparative rates for similar buildings in Perth. The amount of supply being designed should also be reviewed with a view to a significant reduction without affecting functionality.

#### *Vehicle Parking*

A Traffic Management study has been commissioned to inform the design process on the minimum number of bays that need to be provided and on ingress and egress issues.

#### **Cost Estimates**

Davis Langdon, in Cost report No 1, has indicated that initial costs exceed the project budget by a factor of in the order of 100%.

This is considered to be unacceptable and it will be recommended that the project design be subjected to considerable review.

#### **Life Cycle Cost Report**

At the time of preparing this report, a Life Cycle Cost report is not to hand. As a consequence, definitive recommendations cannot be made to Council relative to adopting the Concept Plan as presented.

#### **Risk Management**

A Risk management Workshop is to be conducted on the 16<sup>th</sup> December 2009 and the key outcomes will be advised to Council by way of addendum.

#### **CONSULTATION**

Throughout the course of the concept plan development the potential tenant stakeholders have been involved in the process.

Stakeholders were invited to participate in a review meeting on the 11<sup>th</sup> December 2009 however the short notice precluded most from attending.

A detailed briefing was presented to Council at its Briefing Session held on the 11<sup>th</sup> December 2009.

The concept plans and reports were on display in the Centro Shopping Centre on Saturday 13<sup>th</sup> December 2009 and the Project Manager advises that the limited comments received were very supportive.

The outcome of the Public Meeting to be held on the 16<sup>th</sup> December 2009 will be reported to Council by way of Addendum Report.

### **FINANCIAL IMPLICATIONS**

As previously indicated the current estimates for the project significantly exceed the budget provisions and recommendations will be made to address this.

Some issues that need to be taken into account in the Cost Plan prepared by Davis Langdon include the following:

#### *Karratha Allowance.*

For cost planning purposes a factor of 75% has been used.

#### *Project Manager Cost Recovery*

Provision has been made for the recovery of 100% of the Project Managers employment costs plus an Administration Fee equivalent to 2% of the project value to cover general administration costs. These costs have been distributed over all of the K2020 projects.

#### Funding

Funding models will need to be brought forward for consideration in February which will take into account the reviewed indicative project costs.

### **OPTIONS**

It is considered that Council has no other option at this stage other than requiring a rigorous review of the project as recommended.

### **STRATEGIC PLAN**

The project is listed in the Councils Strategic Plan for 2009/10 with a high priority.

### **POLICY IMPLICATIONS**

There are no relevant policy implications pertaining to this matter.

### **LEGISLATIVE IMPLICATIONS**

There are no relevant legislative implications pertaining to this matter.

### **CONCLUSION**

The concept plans and reports as presented thus far, in the opinion of the Project Manager, cannot be submitted to Council for consideration for adoption.

Whilst the key elements of the Design Brief as amended have been met, the overall building area, design standards and cost all significantly exceed that laid down. Consequently the plans and design standards must be subject to rigorous review in order to more closely align themselves to Council stated objectives.



In order to achieve this it will be recommended that the plans and reports presented be noted and that a rigorous review be undertaken during the Schematic Design stage in order to achieve outcome more closely aligned with the briefed objectives.

This will include a strenuous review of the systems being promoted for air-conditioning and walls, the overall roof structure and circulation areas.

It will be further recommended that a detailed report be brought forward to the February meeting of Council detailing the outcomes of this review process in order consideration can be given to the advancement or otherwise of the project.

It will be further recommended that the merged Concept/Schematic Design report will be determined to be a Stop/Go stage of the project.

### **Voting Requirements**

Simple.

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### **RECOMMENDATION**

#### **THAT COUNCIL:**

1. **NOTES** the Concept Plan, Concept Reports and Cost Plan for the Baynton West Family Centre project and **FURTHER DEFERS** any consideration of the Concept Plan, Concept Reports and Cost Plan No. 1 until such times as a rigorous review is undertaken.
2. **ENDORSES** the design and cost review process of the Baynton West Family Centre project which, without limiting the scope of the review, shall include the preparation of cost benefit analysis for the following elements:
  - a. **Mechanical Services**
  - b. **Wall Systems**
  - c. **Roof Structure**
  - d. **Light and Power**
  - e. **Vehicle Parking**
3. **NOTES** the Concept Planning stage will be merged with the Schematic Design Stage for the Baynton West Family Centre to enable the design and cost review to be undertaken and **FURTHER NOTES** a detailed report on the design and cost review process will be brought forward to the February meeting Council.
4. **NOTES** the merged Concept/Schematic Design Stage for the Baynton West Family Centre project will be deemed to be a **STOP/GO** point.

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**COUNCIL RESOLUTION**

**Res No** : **14955**  
**MOVED** : **Cr Lally**  
**SECONDED** : **Cr Smeathers**

**That Council suspend Standing Orders to allow for open discussion of this item.**

**CARRIED**

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**FOR** : Cr Lockwood, Cr Lally, Cr Cechner, Cr Hipworth, Cr Lewis, Cr Smeathers  
and Cr Vertigan  
**AGAINST** : Nil

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**COUNCIL RESOLUTION**

**Res No** : **14956**  
**MOVED** : **Cr Vertigan**  
**SECONDED** : **Cr Smeathers**

**That Council reinstate Standing Orders.**

**CARRIED**

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**FOR** : Cr Lockwood, Cr Lally, Cr Cechner, Cr Hipworth, Cr Lewis, Cr Smeathers  
and Cr Vertigan  
**AGAINST** : Nil

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**COUNCIL RESOLUTION**

**Res No** : **14957**  
**MOVED** : **Cr Cechner**  
**SECONDED** : **Cr Vertigan**

**THAT COUNCIL:**

1. **NOTES** the Concept Plan, Concept Reports and Cost Plan for the Baynton West Family Centre project and **FURTHER DEFERS** any consideration of the Concept Plan, Concept Reports and Cost Plan No. 1 until such times as a rigorous review is undertaken.
2. **ENDORSES** the design and cost review process of the Baynton West Family Centre project which, without limiting the scope of the review, shall include the preparation of cost benefit analysis for the following elements:
  - a. **Mechanical Services**
  - b. **Wall Systems**
  - c. **Roof Structure**
  - d. **Light and Power**
  - e. **Vehicle Parking**
3. **NOTES** the Concept Planning stage will be merged with the Schematic Design Stage for the Baynton West Family Centre to enable the design and cost review to be undertaken and **FURTHER NOTES** a detailed report on the design and cost review process will be brought forward to the February meeting Council.
4. **NOTES** the merged Concept/Schematic Design Stage for the Baynton West Family Centre project will be deemed to be a **STOP/GO** point.

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**CARRIED**

**FOR** : Cr Lockwood, Cr Lally, Cr Cechner, Cr Hipworth, Cr Lewis, Cr Smeathers  
and Cr Vertigan  
**AGAINST** : Nil

**4.1.2 K2020 Projects - Bulgarra Community Centre Concept Plan**

<b>File No:</b>	<b>DT/3/8</b>
<b>Attachment(s)</b>	<b>Concept Plan Drawings (BG.SK.01 &amp; BG.SK.02)</b>
<b>Responsible Officer:</b>	<b>Executive Manager Community Services</b>
<b>Author Name:</b>	<b>Project Manager K2020</b>
<b>Disclosure of Interest:</b>	<b>Nil</b>

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**REPORT PURPOSE**

To inform Council of the Concept Plan drawings and associated reports and to seek endorsement of future action required.

**BACKGROUND**

At its meeting held on the 21 September 2009, Council adopted the Design Brief for the Bulgarra Community Centre vide Resolution 14806, in part,

**That Council, with respect to the implementation of the Bulgarra Sporting Precinct Master Plan:**

**ENDORSES the Project Design Brief for the Bulgarra Community Centre detailed as an attachment to this report.**

Subsequently CODA Studio Pty Ltd was appointed as Project Architect and Davis Langdon as Cost Manager/Quantity Surveyor.

The Programme specified in the Consultancy Brief for the project called for the concept design and report to be submitted by the 27<sup>th</sup> November 2009 to enable review by administration, public and stakeholder consultation and report to Council for a Special meeting to be held on 21 December 2009.

At its meeting held on 16 November 2009, Council varied the scope of the project vide Resolution 14899, in part,

That Council, with respect to the K2020 Projects of the Baynton West Family Centre and the Bulgarra Community Centre;

- 1 **APPROVES** the proposed scope variation to incorporate the provision of a children's occasional day care centre and ancillary facilities having an area of up to 380sqm at an indicative cost of \$1,700,000 at Perth Metropolitan rates.
- 2 **APPROVES** the location of the children's occasional day care centre and ancillary facilities to be located at Bulgarra Oval, Hunt Way, Bulgarra and **FURTHER APPROVES** of the children's occasional day care centre and ancillary facilities being an extension to the proposed Bulgarra Community Centre.
- 4 **NOTES** the Project Manager will fully investigate the following as part of the design process:
  - a. Synergies between the proposed Community Centre and children's occasional day care centre and ancillary facilities are fully explored in order to optimise design and construction efficiencies.
  - b. The location of the facility/facilities on Bulgarra Oval is carefully examined to ensure the most appropriate location on the reserve.
  - c. The design brief ensures that expectations are carefully managed and that the core purpose of the main hall in the Community Centre is retained for larger scale users and functions.
  - d. Consideration is given to the potential to fully integrate the existing changerooms into any new design.
  - e. Upgrading of the Hunt Way vehicle parking area is given consideration by formalising bay marking, installation of kerbing and drainage and controlled ingress and egress.
- 8 **REQUESTS** a report be brought forward for consideration at the Special Meeting of Council to be held on the 21<sup>st</sup> December 2009 detailing the outcome of fee negotiations with CODA Design Studio Pty Ltd and Davis Langdon Australia Pty Ltd and implications these additional fees will have on 2009/2010 capital works budget.

In accordance with Resolution No 14899 (8) Council is advised that the fee variations negotiated with CODA Studio Pty Ltd to the current contract for the K2020 projects as a whole, resulted in a fee increase of \$135,677. A new contract has been entered into with Davis Langdon for the sum, of \$24,000. A Deed of Variation is being prepared by CODA Studio Pty Ltd and a new Form of Agreement is being prepared for Davis Langdon.

The additional fees and the impact on the budget is being addressed through the half yearly budget review process.

In view of the extent of the scope variation, an extension of time was offered to CODA Studio Pty Ltd until February 2010 in order to complete the revised Concept Plans and Reports. This offer was declined and CODA Studio Pty Ltd opted to conform to the originally established timetable though a 2 week extension was granted in which to submit all documentation.

The concept plans and reports were subsequently received on the 11<sup>th</sup> December 2009.

## ISSUES

### **Concept Plans**

The Concept Plan for the development of the Bulgarra Community Centre and the Children's Occasional Care Centre are submitted as **ATTACHMENTS 1 and 2**.

The requirements of the Design Brief have been met and the development provides for the following:

- Main Hall with seating capacity for 120 of 8 (Cabaret Style) and 120 in rows (Theatre Style) with storage for all table, chairs and trolleys.
- External Area adjoining entertainment area for social events, concerts and as a possible stage for FeNaCLNG events.
- Kitchen for food distribution to the Main Hall and to the playing fields.
- Community meeting room to seat 16.
- Amenities and storage areas.
- Toy Library
- Occasional Care Centre to cater for 20 children.
- Playgroup accommodation for two groups of 20 children
- External shaded play areas.
- Plant room and storage.
- Upgrading of the existing changerooms.

In order to comply with Shire Town Planning Scheme, the development has to be raised a minimum of 750mm due to storm surge limitations. The Architects have chosen to raise the northern (Community Centre) component by 1500mm and the Children's Care component by 750mm. The outcome is that the development has three distinct levels with the creation of stairs and ramps to gain access from one to the other.

The design as presented sees an increase in the briefed area from a notional 857 sqm to 1342 sqm. The main elements contributing to this increase of 486sqm are attributable to a plant room of 60sqm; circulation area of 150sqm in the Occasional Care Centre; Outdoor Entertainment Area of an additional 151 sqm and veranda's of 100sqm.

### **Concept Reports**

The Project Architect and Specialist Sub Consultant AECOM have both submitted detailed Concept Design Reports. Due to their size they have not been attached to this report but will be tabled for Councillors information at the meeting.

The reports point to several innovations in materials and systems that are proposed for the projects. Many of these materials and systems have not been tested in a North West environment and it is the Project Managers assessment that their selection imposes considerable risk on the Shire. They have not been subjected to either a Cost Benefit Analysis or to a detailed Life Cycle Cost report.

The main areas of concern are as follows:

#### *Displacement Ventilation System for air-conditioning.*

Advice has been received that this is a system widely used overseas but there is no evidence of it being implemented in Western Australia or in the North West environment in particular. The system and the significant building adjustments that must be made i.e. 3000-4000mm ceiling heights and either in floor or in wall ducting systems appear to make it a very expensive system to install. Operating and maintenance costs have not been provided.

### *Wall Systems*

The proposed system is a modular proprietary system called SIDS, a relatively new technology in Australia although extensively used in Europe and the US. The panels are manufactured off site and transported for direct installation onto the floor slab. A reading of the brochure material indicates its primary use is in domestic construction and there appears to be no example installations in Western Australia of its use in a commercial application. Having regard to the proposed mechanical services system calling for 3000-4000 mm ceiling heights, it would appear that considerable additional wall bracing will be required

Both the air-conditioning and wall systems must be regarded as being somewhat experimental and perhaps inappropriate for use in Karratha. This statement needs considerably more testing and analysis before a decision to implement their use is made to Council.

### *Levels*

The use of three levels in the design, though providing an excellent aspect over Bulgarra Oval from the main hall and outdoor entertainment area, has to be considered in the context of cost and general ease of access throughout the building.

The reduction in height from 1500mm to 750mm in order to comply with Town Planning Scheme requirements must be considered in the design review process. This could potentially lead to a reduction in circulation areas, ramps and stairs, earthworks and retaining walls.

### *Roof Structure*

The roof structure has been extended not only to cover the new buildings but also to include the existing changerooms. This has been done to enhance the aesthetic of the changerooms and blend them into the new development. It is considered that this design feature should be maintained.

However, the extent of the outdoor entertainment area and verandas should be reviewed with a view to achieve considerable reductions in overall area without diminishing the functional objective.

### *Outdoor Stage Area*

The design incorporates an area for the erection of a portable stage to cater for professional concerts and events. This was an aspect that the Brief called for to be investigated. However, the costs and extent of the stage area should be included in the overall review process.

### **Cost Estimates**

Davis Langdon, in Cost report No 1, has indicated that initial costs exceed the project budget by a factor of in the order of 100%.

This is considered to be unacceptable and it will be recommended that the project design be subjected to considerable review.

### **Life Cycle Cost Report**

At the time of preparing this report, a Life Cycle Cost report is not to hand. As a consequence, definitive recommendations cannot be made to Council relative to adopting the Concept Plan as presented.

**Risk Management**

A Risk management Worksop is to be conducted on the 16<sup>th</sup> December 2009 and the key outcomes will be advised to Council by way of addendum.

**CONSULTATION**

Throughout the course of the concept plan development the potential tenant stakeholders have been involved in the process.

Stakeholders were invited to participate in a review meeting on the 11<sup>th</sup> December 2009 however the short notice precluded most from attending.

A detailed briefing was presented to Council at its Briefing Session held on the 11<sup>th</sup> December 2009.

The concept plans and reports were on display in the Centro Shopping Centre on Saturday 13<sup>th</sup> December 2009 and the Project Manager advises that the limited comments received were very supportive.

The outcome of the Public Meeting to be held on the 16<sup>th</sup> December 2009 will be reported to Council by way of Addendum Report.

**FINANCIAL IMPLICATIONS**

As previously indicated the current estimates for the project significantly exceed the budget provisions and recommendations will be made to address this.

Some issues that need to be taken into account in the Cost Plan prepared by Davis Langdon include the following:

*Karratha Allowance.*

For cost planning purposes a factor of 75% has been used.

*Project Manager Cost Recovery*

Provision has been made for the recovery of 100% of the Project Managers employment costs plus an Administration Fee equivalent to 2% of the project value to cover general administration costs. These costs have been distributed over all of the K2020 projects.

**Funding**

Funding models will need to be brought forward for consideration in February which will take into account the reviewed indicative project costs.

**OPTIONS**

It is considered that Council has no other option at this stage other than requiring a rigorous review of the project as recommended.

**STRATEGIC PLAN**

The project is listed in the Councils Strategic Plan for 2009/10 with a high priority.

**POLICY IMPLICATIONS**

There are no relevant policy implications pertaining to this matter.

**LEGISLATIVE IMPLICATIONS**

There are no relevant legislative implications pertaining to this matter.



**CONCLUSION**

The concept plans and reports as presented thus far, in the opinion of the Project Manager, cannot be submitted to Council for consideration for adoption.

Whilst the key elements of the Design Brief as amended have been met, the overall building area, design standards and cost all significantly exceed that laid down. Consequently the plans and design standards must be subject to rigorous review in order to more closely align themselves to Council stated objectives.

In order to achieve this it will be recommended that the plans and reports presented be noted and that a rigorous review be undertaken during the Schematic Design stage in order to achieve outcomes more closely aligned with the briefed objectives.

This will include a strenuous review of the systems being promoted for air-conditioning and walls, the overall roof structure, design levels and circulation areas.

It will be further recommended that a detailed report be brought forward to the February meeting of Council detailing the outcome of this review process in order that consideration can be given to the advancement or otherwise of the project.

It will be further recommended that the merged Concept/Schematic Design report will be determined to be a Stop/Go stage of the project.

**Voting Requirements**

Simple.

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**RECOMMENDATION****THAT COUNCIL:**

1. **NOTES** the Concept Plan, Concept Reports and Cost Plan for the Bulgarra Community Centre project and **FURTHER DEFERS** any consideration of the Concept Plan, Concept Reports and Cost Plan No. 1 until such times as a rigorous review is undertaken.
2. **ENDORSES** the design and cost review process of the Bulgarra Community Centre project which, without limiting the scope of the review, shall include the preparation of cost benefit analysis for the following elements:
  - a. **Mechanical Services**
  - b. **Wall Systems**
  - c. **Levels**
  - d. **Roof Structure**
  - e. **Light and Power**
  - f. **Events stage**
3. **NOTES** the Concept Planning stage will be merged with the Schematic Design Stage for the Bulgarra Community Centre to enable the design and cost review to be undertaken and **FURTHER NOTES** a detailed report on the design and cost review process will be brought forward to the February meeting Council.
4. **NOTES** the merged Concept/Schematic Design Stage for the Bulgarra Community Centre project will be deemed to be a **STOP/GO** point.

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**COUNCIL RESOLUTION**

**Res No** : **14958**  
**MOVED** : **Cr Smeathers**  
**SECONDED** : **Cr Cechner**

**THAT COUNCIL:**

1. **NOTES** the Concept Plan, Concept Reports and Cost Plan for the Bulgarra Community Centre project and **FURTHER DEFERS** any consideration of the Concept Plan, Concept Reports and Cost Plan No. 1 until such times as a rigorous review is undertaken.
2. **ENDORSES** the design and cost review process of the Bulgarra Community Centre project which, without limiting the scope of the review, shall include the preparation of cost benefit analysis for the following elements:
  - a. **Mechanical Services**
  - b. **Wall Systems**
  - c. **Levels**
  - d. **Roof Structure**
  - e. **Light and Power**
  - f. **Events stage**
3. **NOTES** the Concept Planning stage will be merged with the Schematic Design Stage for the Bulgarra Community Centre to enable the design and cost review to be undertaken and **FURTHER NOTES** a detailed report on the design and cost review process will be brought forward to the February meeting of Council.
4. **NOTES** the merged Concept/Schematic Design Stage for the Bulgarra Community Centre project will be deemed to be a **STOP/GO** point.
5. **REQUESTS** the design and cost review process for the Bulgarra Community Centre include the incorporation of an Infant/Child Health Clinic and **FURTHER REQUESTS** the report to be brought forward to the February meeting of Council to address the issue of additional costs involved.
6. **REQUESTS** the issue of storage for Bulgarra Oval sporting and other user groups be further investigated and costed options be brought forward for consideration at the February meeting of Council.
7. **REQUESTS** the design and cost review of the Bulgarra Community Centre investigates an increase in size of the Occasional Child Care Centre to provide for 35 places or thereabouts by incorporating into the Occasional Child Care Centre one of the Playgroup units and **FURTHER REQUESTS** the ramifications of this request on the design and costs of the Bulgarra Community Centre be incorporated into the report to be brought forward to the February meeting of Council.

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**CARRIED**

**FOR** : Cr Lockwood, Cr Lally, Cr Cechner, Cr Hipworth, Cr Lewis, Cr Smeathers  
and Cr Vertigan  
**AGAINST** : Nil

#### **4.1.3 K2020 Projects - Supplementary Report. Baynton West Family Centre And Bulgarra Community Centre**

**File No:** DT/41

**Responsible Officer:** Executive Manager Community Services

**Author Name:** Project Manager K2020

**Disclosure of Interest:** Nil

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#### **REPORT PURPOSE**

To inform Council of the outcome the Public Meeting as part of the consultation process for the K2020 Projects and on discussions held with the Project Architect and Cost Manager.

#### **BACKGROUND**

Items 4.1.1 K2020 Projects Baynton West Family Centre Concept Plan and 4.1.2 K2020 Projects Bulgarra Community Centre Concept Plan on this agenda both call for additional information to be provided relative to the outcome of the Public Meeting and on the issue of the Risk Management Workshop.

This supplementary report serves to update Council on those issues and on actions taken since the Council Briefing Meeting and the preparation of the agenda reports on the projects

#### **ISSUES**

##### ***Public Consultation***

The Concept Plans and Concept Reports were made available for public comment in the Centro Shopping Centre on Saturday 12<sup>th</sup> December 2009.

The location made available was not ideal and did not generate any significant pedestrian traffic. The comments received from members of the public were, nonetheless, all positive.

##### ***Public Meeting***

A Public Meeting was held on the 16<sup>th</sup> December 2009 in the Council Meeting Rooms with the meeting being chaired by Cr Sharon Vertigan. Six members of the public attended.

A detailed briefing was presented by CODA Studio Pty Ltd and Project Manager K2020 on both projects detailing:

- a) The design process
- b) The consultative process
- c) Design Status, and
- d) Future actions

The presentation by CODA Studio Pty Ltd included 3D images of the projects and a thorough explanation of the layouts and functional components.

Those in attendance provided very positive support for the projects.

##### ***Risk Management Workshop***

A Risk Management Workshop, facilitated by Davis Langdon, was conducted on Wednesday 16<sup>th</sup> December 2009. In addition to the Project Design Team, Cost Manager and relevant Council officers, key external stakeholders were invited to participate.

Representatives from Karratha Community House and Karratha Family Centre were present and apologies were received from Population Health West and the Karratha Community Association.

The workshop promoted robust discussion on the risks associated with the project which augers well for the preparation of detailed Risk Management Plan. The implementation of the plan will be the prime responsibility of the Project Manager K2020. A copy of the finalised Risk Management Plan will be made available to Councillors for information.

### ***Design and Cost Review***

A workshop review meeting was held on Wednesday 16<sup>th</sup> December 2009 attended by CODA Studio Pty Ltd, AECOM the secondary consultancy, Davis Langdon, Executive Manager Community Services and the Project Manager K2020.

Cost Report No 1 was subjected to thorough scrutiny together with the concept plans and concept design reports. The outcome was that several directions were given to the Design Team with a view to achieving cost savings.

The key objective was to preserve the functional integrity of the design and to examine various material and equipment standards that were being promoted.

A revised programme was also addressed which will incorporate the remainder of the Concept Design stage with the Schematic Design stage. The objective is to be able to present Schematic Design drawings, accompanying reports and cost modelling in February which will enable Council to consider advancing the projects.

### ***Life Cycle Cost Report***

It is intended that the Life Cycle Cost Report will be completed as part of the Schematic design process and will form part of the report structure for the February meeting.

### ***Future Action***

The Design Team has been provided with direction relating to several aspects of the projects which have the objective of:

- a) Preserving the functional integrity of the current concept designs,
- b) Implementing equipment and structural systems compatible with the Karratha environment,
- c) A reduction in costs, and
- d) The retention of the current design and documentation programme.

It must be appreciated that the impending holiday break will create pressures on achieving the rigorous review being undertaken and notice is provided to Council that a Special Meeting may have to be held later in February to consider the revised plans and reports.

In order to expedite the review process, a Design Worksop is being held in Perth on Thursday 21 January 2010 which will be attended by the entire consultancy team, the Cost Manager, the Executive Manager Community Services and the Project Manager K2020. The objective of this workshop and the participation by Council officers is to enable decisions to be taken during the course of the meeting thus facilitating the overall review process.

### **OPTIONS**

As outlined in Items 4.1.1 and 4.1.2, Council is advised that there are no practical options available other than to conduct the recommended rigorous review of the projects.

### **Policy Implications**

There are no relevant policy implications pertaining to this matter.

### **Legislative Implications**

There are no relevant legislative implications pertaining to this matter.

### **Financial Implications**

The financial implications are as reported in Items 4.1.1 and 4.1.2 respectively.

**Conclusion**

The outcome of the intensive discussions with the Design Team and Cost Manager have only served to reinforce the recommendations which have been made to Council in Items 4.1.1 and 4.1.2 of this agenda.

**Voting Requirements**

Simple.

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**RECOMMENDATION**

**THAT COUNCIL NOTES the supplementary report to Items 4.1.1 K2020 Projects Baynton West Family Centre and item 4.1.2 K2020 Projects Bulgarra Community Centre.**

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**COUNCIL RESOLUTION**

**Res No** : **14959**  
**MOVED** : **Cr Vertigan**  
**SECONDED** : **Cr Cechner**

**CARRIED**

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**FOR** : Cr Lockwood, Cr Lally, Cr Cechner, Cr Hipworth, Cr Lewis, Cr Smeathers  
and Cr Vertigan  
**AGAINST** : Nil

**5 CLOSURE & DATE OF NEXT MEETING**

15th February 2010