

minutes

Major Projects and Finance Committee

MEETING HELD ON **MONDAY 15 JULY 2019**

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CITY OF JOONDALUP

MINUTES OF THE MAJOR PROJECTS AND FINANCE COMMITTEE MEETING HELD IN CONFERENCE ROOM 1, JOONDALUP CIVIC CENTRE, BOAS AVENUE, JOONDALUP ON MONDAY 15 JULY 2019.

ATTENDANCE

Committee Members

Mayor Hon. Albert Jacob, JP	<i>Presiding Member</i>	
Cr Kerry Hollywood	<i>Deputy Presiding Member</i>	
Cr Russ Fishwick, JP		
Cr Christine Hamilton-Prime		
Cr Russell Poliwka		
Cr Philippa Taylor		<i>from 5.59pm</i>
Cr John Chester	<i>Deputising for Cr Logan</i>	<i>from 5.57pm</i>

Officers

Mr Garry Hunt	Chief Executive Officer	
Mr Mike Tidy	Director Corporate Services	
Mr Nico Claassen	Director Infrastructure Services	
Mr Brad Sillence	Manager Governance	
Mr Blignault Olivier	Manager City Projects	
Mr Alan Ellingham	Senior Financial Analyst	<i>to 6.21pm</i>
Mrs Wendy Cowley	Governance Officer	

DECLARATION OF OPENING

The Presiding Member declared the meeting open at 5.53pm.

DECLARATIONS OF INTEREST

Disclosures of Financial / Proximity Interest

Nil.

Disclosures of interest affecting impartiality

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

Name/Position	Cr Philippa Taylor.
Item No./Subject	Item 6 - Ocean Reef Marina – Project Status.
Nature of interest	Interest that may affect impartiality.
Extent of Interest	Cr Taylor is a member of the Ocean Reef Sea Sports Club and the Joondalup RSL.

APOLOGIES / LEAVE OF ABSENCE

Leave of Absence Previously Approved:

Cr Sophie Dwyer	26 June to 31 July 2019 inclusive;
Cr John Logan	5 to 15 July 2019 inclusive;
Mayor Albert Jacob, JP	17 July to 12 August 2019 inclusive;
Cr Russ Fishwick, JP	23 to 25 July 2019 inclusive;
Cr Kerry Hollywood	23 July to 27 August 2019 inclusive;
Cr Nige Jones	27 July to 2 August 2019 inclusive;
Cr John Chester	25 to 31 August 2019 inclusive.

CONFIRMATION OF MINUTES

MINUTES OF THE MAJOR PROJECTS AND FINANCE COMMITTEE HELD ON 6 MAY 2019

MOVED Cr Poliwka, SECONDED Cr Fishwick that the minutes of the meeting of the Major Projects and Finance Committee held on 6 May 2019 be confirmed as a true and correct record.

The Motion was Put and

CARRIED (5/0)

In favour of the Motion: Mayor Jacob, Crs Fishwick, Hamilton-Prime, Hollywood and Poliwka.

ANNOUNCEMENTS BY THE PRESIDING MEMBER WITHOUT DISCUSSION

Nil.

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

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

PETITIONS AND DEPUTATIONS

Nil.

REPORTS

ITEM 1 BI-MONTHLY CAPITAL WORKS PROJECT REPORTS

WARD	All
RESPONSIBLE DIRECTOR	Mr Nico Claassen Infrastructure Services
FILE NUMBER	107023, 101515
ATTACHMENT	Attachment 1 Whitfords Nodes Health and Wellbeing Hub Attachment 2 Burns Beach to Mindarie Dual Use Path Attachment 3 Percy Doyle Sorrento Bowling Clubrooms Refurbishment Attachment 4 Juniper Park Landscape Masterplan Attachment 5 Parin Pioneer Park Development Attachment 6 Leafy City Program Attachment 7 Joondalup City Centre Lighting Attachment 8 Kingsley Park Flood Lighting Upgrade
AUTHORITY / DISCRETION	Information - includes items provided to Council for information purposes only that do not require a decision of Council (that is for 'noting').

PURPOSE

For the Major Projects and Finance Committee to note the bi-monthly project status reports for capital works projects.

EXECUTIVE SUMMARY

At the Major Projects and Finance Committee meeting held on 12 November 2018 the committee determined which capital works project reports were required and the frequency of reporting. The bi-monthly project reports are attached (Attachments 1 to 8 refer).

It is therefore recommended that the Major Projects and Finance Committee NOTES the bi-monthly capital works project reports forming Attachments 1 to 8 to this Report.

BACKGROUND

At its meeting held on 12 November 2018 the Major Projects and Finance Committee requested that the following project reports from the 2018-19 Capital Works Program be provided on a bi-monthly basis:

Project Code	Project Description
FNM2054 PEP2707	Whitfords Nodes Health and Wellbeing Hub
FPN2240	Burns Beach to Mindarie Dual Use Path
MPP2063	Percy Doyle Tennis Clubrooms Refurbishment
MPP2065	Percy Doyle Sorrento Bowling Clubrooms Refurbishment

Project Code	Project Description
PDP2117	Juniper Park Landscape Master Plan
PDP2272	Parin Pioneer Park Development
SSE2057	Leafy City Program
STL2003	Joondalup City Centre Lighting
STL2055	Kingsley Park Floodlighting Upgrade

The following project which required bi-monthly project reports was completed and the final report was presented to the Major Projects and Finance Committee meeting held on 11 March 2019:

- Percy Doyle Tennis Clubrooms Refurbishment.

DETAILS

A summary of the projects and their current status is detailed in the bi-monthly project reports forming Attachments 1 to 8 to this Report.

The following project which required a bi-monthly project report has now been completed and no further report will be provided:

- Kingsley Park Floodlighting Upgrade.

Issues and options considered

Not applicable.

Legislation / Strategic Community Plan / policy implications

Legislation

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

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

Strategic Community Plan

Key theme

Financial Sustainability.

Objective

Major project delivery.

Strategic initiative

Not applicable.

Policy

Not applicable.

Risk management considerations

Not applicable.

Financial / budget implications

Not applicable.

Regional significance

Not applicable.

Sustainability implications

Not applicable.

Consultation

Not applicable.

COMMENT

The attached capital works project reports provide an update on the activities undertaken.

VOTING REQUIREMENTS

Simple Majority.

MOVED Cr Fishwick, SECONDED Cr Hamilton-Prime that the Major Projects and Finance Committee NOTES the bi-monthly capital works project reports forming Attachments 1 to 8 to this Report.

The Motion was Put and

CARRIED (5/0)

In favour of the Motion: Mayor Jacob, Crs Fishwick, Hamilton-Prime, Hollywood and Poliwka.

Appendix 1 refers

To access this attachment on electronic document, click here: [Attach1agnMPF190715.pdf](#)

ITEM 2 UPDATE ON THE 2018-19 CAPITAL WORKS PROGRAM

WARD	All
RESPONSIBLE DIRECTOR	Mr Nico Claassen Infrastructure Services
FILE NUMBER	107023, 101515
ATTACHMENT	Attachment 1 Capital Works Project Report 2018-19
AUTHORITY / DISCRETION	Information - includes items provided to Council for information purposes only that do not require a decision of Council (that is for 'noting').

PURPOSE

For the Major Projects and Finance Committee to note the update on the *2018-19 Capital Works Program*.

EXECUTIVE SUMMARY

The Capital Works Project Report for the 2018-19 program is attached (Attachment 1 refers).

It is therefore recommended that the Major Projects and Finance Committee NOTES the report on the Capital Works Projects for 2018-19 forming Attachment 1 to this Report.

BACKGROUND

At its meeting held on 6 November 2017 (JSC03-11/17 refers), Council resolved, in part as follows:

“That Council:

- “2 ESTABLISHES a new Major Projects and Finance Committee, with the role of the new committee being to:*
- 2.1 oversee the progress of the City’s annual capital works program and review of the City’s Five Year Capital Works Program;*
 - 2.2 make recommendations to Council on modifications of capital works projects and major strategic capital projects;”*

DETAILS

The Capital Works Project Report for the 2018-19 program is provided at Attachment 1 to this Report.

Issues and options considered

Not applicable.

Legislation / Strategic Community Plan / policy implications

Legislation

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

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

Strategic Community Plan

Key theme

Financial Sustainability.

Objective

Major project delivery.

Strategic initiative

Not applicable.

Policy

Not applicable.

Risk management considerations

Not applicable.

Financial / budget implications

Not applicable.

Regional significance

Not applicable.

Sustainability implications

Not applicable.

Consultation

Not applicable.

COMMENT

The Capital Works Project Report for the 2018-19 program provides an update on the capital works activities undertaken.

VOTING REQUIREMENTS

Simple Majority.

MOVED Cr Hamilton-Prime, **SECONDED** Cr Fishwick that the Major Projects and Finance Committee **NOTES** the report on the Capital Works Projects for 2018-19 forming Attachment 1 to this Report.

The Motion was Put and

CARRIED (5/0)

In favour of the Motion: Mayor Jacob, Crs Fishwick, Hamilton-Prime, Hollywood and Poliwka.

Appendix 2 refers

To access this attachment on electronic document, click here: [Attach2agnMPF190715.pdf](#)

ITEM 3 CAPITAL WORKS PROJECT REPORTING FOR 2019-20

WARD	All
RESPONSIBLE DIRECTOR	Mr Nico Claassen Infrastructure Services
FILE NUMBER	101515, 107023
ATTACHMENT	Attachment 1 <i>2019-20 Capital Works Program</i>
AUTHORITY / DISCRETION	Executive - The substantial direction setting and oversight role of Council, such as adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.

PURPOSE

For the Major Projects and Finance Committee to determine which projects in the *2019-20 Capital Works Program* may require separate reports to be submitted to the committee on a bi-monthly basis.

EXECUTIVE SUMMARY

At its meeting held on 25 June 2019 (CJ073-06/19 refers), Council adopted the *2019-20 Capital Works Program*. To assist the committee in determining which projects they may require project reports for, a copy of the *2019-20 Capital Works Program* is provided as Attachment 1 to this Report. In addition, this report proposes projects for which the committee may require project reports.

BACKGROUND

At its meeting held on 6 November 2017 (JSC03-11/17 refers), Council resolved, in part as follows:

“That Council:

- 2 *ESTABLISHES a new Major Projects and Finance Committee, with the role of the new committee being to:*
 - 2.1 *oversee the progress of the City’s annual capital works program and review of the City’s Five Year Capital Works Program;*
 - 2.2 *make recommendations to Council on modifications of capital works projects and major strategic capital projects;”*

DETAILS

At its meeting held on 25 June 2019 (CJ073-06/19 refers), Council adopted the *2018-19 Capital Works Program*. To assist the committee in determining which projects it may require project reports for, a copy of the *2019-20 Capital Works Program* is provided at Attachment 1 to this Report. This report also suggests projects which the committee may wish to consider for project reporting.

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

Project Code	Project Description
PDP2118	Moolanda Park Landscape Master Plan
PEP2707	Whitfords Nodes Park Health & Wellbeing Hub
SSE2057	Leafy City Program
FPN2240	Burns Beach to Mindarie Dual Use Path
STL2003	Joondalup City Centre Lighting
STL2073	Ellersdale Park Floodlighting Upgrade
BCW2622	Falkland Park Extension
MPP2026	Works Operations Centre (WOC) Extension
MPP2050	Craigie Leisure Centre Upgrades Stage 1
MPP2058	Chichester Park Clubrooms Redevelopment
MPP2065	Percy Doyle – Sorrento Bowling Clubrooms Extension
MPP2069	Percy Doyle Floodlighting Upgrades

Issues and options considered:

The options available to Council are:

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

Legislation / Strategic Community Plan / policy implications

Legislation

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

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

Strategic Community Plan

Key theme

Financial Sustainability.

Objective

Major project delivery.

Strategic initiative

Not applicable.

Policy Not applicable.

Risk management considerations

Not applicable.

Financial / budget implications

Not applicable.

Regional significance

Not applicable.

Sustainability implications

Not applicable.

Consultation

Not applicable.

COMMENT

An update on capital works activities will be submitted to the Major Projects and Finance Committee on a bi-monthly basis.

VOTING REQUIREMENTS

Simple Majority.

Cr Chester entered the room at 5.57pm.

Cr Taylor entered the room at 5.59pm.

MOVED Cr Fishwick, SECONDED Cr Poliwka that the Major Projects and Finance Committee REQUESTS that detailed reports on the following Capital Works Projects are provided on a bi-monthly basis:

- 1 Moolanda Park Landscape Master Plan;**
- 2 Whitfords Nodes Park Health & Wellbeing Hub;**
- 3 Leafy City Program;**
- 4 Burns Beach to Mindarie Dual Use Path;**
- 5 Joondalup City Centre Lighting;**
- 6 Ellersdale Park Floodlighting Upgrade;**

- 7 **Falkland Park Extension;**
- 8 **Works Operations Centre (WOC) Extension;**
- 9 **Craigie Leisure Centre Upgrades Stage 1;**
- 10 **Chichester Park Clubrooms Redevelopment;**
- 11 **Percy Doyle – Sorrento Bowling Clubrooms Extension;**
- 12 **Percy Doyle Floodlighting Upgrades.**

The Motion was Put and

CARRIED (7/0)

In favour of the Motion: Mayor Jacob, Crs Chester, Fishwick, Hamilton-Prime, Hollywood, Poliwka and Taylor.

Appendix 3 refers

To access this attachment on electronic document, click here: [Attach3agnMPF190715.pdf](#)

- Rate increases of 2.44% are slightly higher than the increases in expenses which ensures that income grows more than expenses and allows the City to improve the operating surplus.
- Operating Result: Minor surplus is now expected to be achieved in 2019-20 and by 2022-23 a moderate surplus of \$2.4 million (1.4% surplus).
- Asset Renewal Reserve will ensure that the City has the long-term financial capacity to maintain infrastructure and assets to existing service levels.

#1 Forecasts for Perth Wages Price Index are only available up to 2022-23.

The major changes in the draft 20 year SFP compared to the previously adopted plan are as follows:

- Rate Increases: Average increase of 2.67% over the 20 years of the plan instead of 4.13% in the previous plan.
- Long-term financial targets refined, the City will strive to achieve a modest 2% Operating Surplus, rather than the previous target between 2% and 8%.
- Asset Renewal Reserve will ensure that the City has the long-term financial capacity to maintain infrastructure and assets to existing service levels.
- Arbitrary estimate for capital renewal just to achieve the Asset Sustainability Ratio has been removed. It is unnecessary for the City to try to achieve a ratio that it does not need to do so at this point in time.
- Borrowings: New borrowings of \$20.5 million, which is \$4.5 million less than the previous plan.

The most important projections from the draft 20 Year SFP are the operating projections. These provide the best indication of long-term healthy financial sustainability. The Operating Surplus (Deficit) is projected to improve from \$7.0 million deficit in 2018-19 to a surplus of \$0.3 million in 2019-20 and then a \$2.4 million surplus in 2022-23 which is 0.6% less than the City's target for a 2% Operating Surplus Ratio - it is not a major concern to be below the 2% target. Most importantly the cash surpluses that the City is projected to achieve are sufficient to support long-term renewal requirements and planned new infrastructure.

It is therefore recommended that Council:

- 1 *ADOPTS the draft 20 Year Strategic Financial Plan 2019 (2018-18 to 2037-38) forming Attachment 2 to this Report;*
- 2 *ADOPTS the Guiding Principles 2019 as included in Appendix 1 of Attachment 2 to this Report.*

BACKGROUND

The new plan included in this document covers the years 2018-19 to 2037-38 and is referred to as the draft 20 Year SFP. At its meeting held on 21 August 2018 (CJ152-08/18 refers), Council adopted the previous plan which covered the years 2017-18 to 2036-37 and is referred to throughout this report.

Disclaimer

Readers of the 20 Year SFP should note that the document is used predominantly as a planning tool. As such it is based on many assumptions and includes several projects and proposals that in some cases:

- *have been approved by Council and are in progress*
- *have been considered by Council, but are yet to receive final approval*
- *have only been considered by Elected Members at a strategic level*
- *have only been considered by Officers*
- *are operational in nature and based on the continued provision of services and maintenance of City assets and infrastructure in accordance with management and other plans.*

Any of the assumptions and any of the projects or proposals not already approved could prove to be inaccurate both as to likely requirement, timing and financial estimates or may not come to pass at all. They have, however, been included based on the best available information and knowledge to hand at this time in relation to likely requirement, timing and financial estimates. Adoption of the 20 Year Strategic Financial Plan by Council does not constitute a commitment or agreement to any of the projects or proposals that have not already been approved or the financial estimates and projections.

At the time of presenting the 20 Year SFP for adoption, there may be projects and plans being under review that have different assumptions to those included in the 20 Year SFP. The 20 Year SFP is updated annually, and therefore revised assumptions can be included in future updates of the 20 Year SFP.

Twenty years is a long period for financial forecasting and it needs to be emphasised that the outer years have a lot more uncertainty than the earlier years. The 20 Year SFP strives to achieve the following:

- *Years 1 to 5 – High level of accuracy, albeit dependent on the key assumptions.*
- *Years 6 to 10 – Moderate level of accuracy.*
- *Years 11 to 20 – Minor level of accuracy/high uncertainty.*

How the draft 20 Year SFP is produced

There are four sets of assumptions used to build up the draft 20 Year SFP, as summarised below. These assumptions are explained in more detail in the plan itself (Attachment 2 refers).

1 External Environment

- Demographics.
- Economic indicators.
- *Housing Strategy.*
- Business Growth.

2 Operating Income and Expenses

- Baseline analysis. Budget 2019-20 is used as the baseline.
- Escalation factors (such as % increases) are then applied to each individual service item.
- Volume changes based on changes to services, approved projects and planned projects. Where information is available from a feasibility study or business case or a decision by Council, then this information is used.

3 Capital Expenditure

- *Five Year Capital Works Program 2019-20 to 2023-24* is embedded into the draft 20 Year SFP.
- Forecasts for the outer years (2024-25 to 2037-38) for each of the programs have been made.
- Other ‘business as usual’ capital programs (Information technology, fleet, and parking) have been forecast.
- Major Projects – based on feasibility studies or Council papers. Projects which have not been subject to any review by Elected Members are excluded.
- Escalation factors (such as % increases) are then applied to each individual project.

4 Funding

Each program or project has been separately assessed, to identify whether the project is funded by either:

- municipal funds
- specific reserves
- strategic asset management reserve
- disposal proceeds (for example Grove Child Care / Dorchester Hall)
- borrowings.

The critical set of inputs to the plan are the second group – operating income and expense because they are recurring and have a bigger on-going impact than one-off capital expenditure. For example, a lower rate increase in one year will affect each year of the plan thereafter.

The plan is prepared in consultation with all Business Units within the City. Additionally, external agencies are involved where necessary.

Attachments 1.1 to 1.8 are the detailed schedules. Each of these attachments is explained in the table below.

Table 1 – Attachments 1.1 to 1.8 – Detailed Schedules

No	Report	Purpose
1.1	20 Year Plan - Rate Setting	<ul style="list-style-type: none"> • Operating statement, capital expenditure, funding.
1.2	Key Ratios Summary	<ul style="list-style-type: none"> • Summary of the Key Ratios achieved versus previous plan. • Other key indicators are also summarised. • Graphs of key indicators.
1.3	Assumptions	<ul style="list-style-type: none"> • Economic Indicators and external environment. • Escalation assumptions applied for operating income and operating expenditure. • Also includes other key assumptions, such as costs of borrowing.
1.4	Major Project Assumptions	<ul style="list-style-type: none"> • List of major projects. • Comparison of updated capital cost versus previous plan, and comparison of timescales for completion.
1.5	Capital Expenditure (Capex) by Year – excluding escalation	<ul style="list-style-type: none"> • Summary of all capital requirements, both for existing programs and new projects.

No	Report	Purpose
1.6	Capital Expenditure (Capex) by Year – including escalation	<ul style="list-style-type: none"> Summary of all capital requirements, both for existing programs and new projects.
1.7	Project Funding Estimates	<ul style="list-style-type: none"> Funding summary to explain how projects are funded.
1.8	Reserves	<ul style="list-style-type: none"> Projected reserve balances and movements.

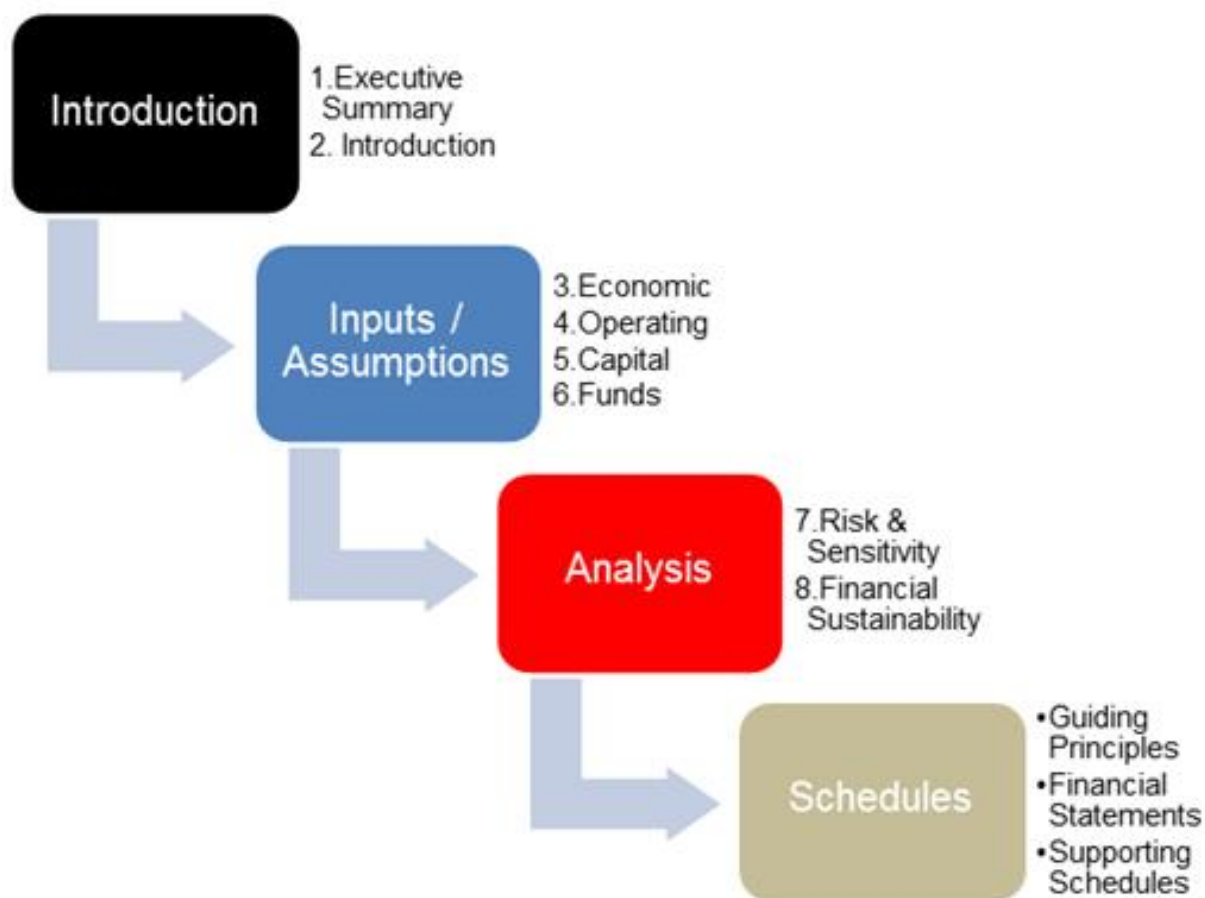
Format and Content of the Plan (Attachment 2 and Attachment 3 refer)

The draft 20 year SFP follows the same content and structure as the previous plan. There are two versions of the draft 20 year SFP attached:

- Attachment 2 - the text is shown as tracked changes to the previous plan, while all the tables and charts have been replaced using the new model.
- Attachment 3 – new plan without tracked changes.

The draft 20 year SFP complies with the Department of Local Government, Sport and Cultural Industries *Integrated Planning & Framework*. The draft 20 year SFP is split into eight sections with financial statements and supporting schedules, the chart below summarises the contents of the plan:

Chart 1 – Contents of the Draft 20 Year SFP.



Guiding Principles 2019

The draft 20 Year SFP has been developed using a set of Guiding Principles. These are reviewed annually and were last adopted by Council at its meeting held on 21 August 2018 (CJ152-08/18 refers). The proposed Guiding Principles 2019 are shown with changes shown as tracked changes at Appendix 1 of Attachment 2.

Ideally, there should not be much change year to year on the Guiding Principles, but the revised principles have several key changes, which reflect the discussions at Budget Workshops during 2019, the establishment of the Asset Renewal Reserve and the subsequent development of the draft 20 Year SFP. It would be envisaged that changes in future years are minimal. These revised principles now put the City in a much stronger position than previous principles because they put the operating projections at the heart of the SFP, specify a more modest target for Operating Surplus Ratio and ensure that all other elements revolve around the operating projections which are the most important part of a strong long-term sustainable financial plan.

Table 2 – Proposed Changes to Guiding Principles (page numbers refer to Attachment 2)

Page	Change	Details
35	Targets Ratios	<p>/ The previous guiding principles referred to two core assumptions that should always be achieved, a balanced cash budget and rates increases no more than 5%. The Balanced Cash Budget each year is still crucial but has been moved to the “Treasury” section – bullet five.</p> <p>However the reference to rates increases being no more than 5% is unnecessary for several reasons. Firstly, the City now has a lower target for Operating Surplus Ratio (2% instead of 2% to 8%) so there is no need to have a rate increase close to 5%. Secondly there is no need to specify a target for rate increases because the rate increase should be determined with reference each year to economic conditions, services provided/changed, inflationary factors, all other impacts on the operating results and the desired target for operating surplus.</p> <p>Although the reference to rates increases has been removed from this part of the Guiding Principles there is now a new statement about rate increases that has been added to the Operating Results which deals with the issues above.</p>
35	Asset Management - Bullet 1	<p>This item, which refers to long-term renewal projections being used to inform the draft 20 year SFP, has been refined so that it now refers to the Asset Renewal Reserve and that these long-term renewal projections will (not “may”) inform the draft 20 year SFP.</p>
36	Asset Management - Bullet 3	<p>The guiding principles used since 2013 has specified that the target for the Asset Sustainability Ratio should be calculated on a five year average, rather than an individual figure each year. A five year average is normally a better indicator of underlying performance with ratios as it evens out peaks and troughs. However the use of a five year average is inconsistent with the Advisory Standard and a five year average adds a degree of complication. Ratios should ideally be easy to follow, so it is proposed to revert to the original intended calculation where the target for the ratio is just calculated on an annual basis.</p>

Page	Change	Details
36	Treasury Management - Bullet 4	Refinement of statement which refers to the treatment of surplus municipal funds. The previous guiding principles stated that any surplus funds would go to the Strategic Asset Management Reserve (now renamed as the Strategic Asset Reserve). Now that the Asset Renewal Reserve is set up, the Strategic Asset Reserve should only receive the funding it requires to fund future major projects, and any other surplus thereafter should be transferred to the Asset Renewal Reserve.
36	Operating Results - Bullet 2	Clarification that the City will strive to achieve an operating surplus, and that is calculated by having more operating income than operating expenses.
36	Operating Results - Bullet 3	<p>The previous statements here were limited. It is worthwhile expanding this section to explain more clearly how the operating projections are prepared, and that the estimated costs are based on service provision as directed by Council. The expansion of this section also allows for a statement on how rates increases are determined, this is important as the previous statement of rates increases (previously within Core Assumptions) has been removed.</p> <p>This section also refers to the need for sufficient operating surpluses to ensure that adequate transfers in/out of the Asset Renewal Reserve can be supported so that future asset renewals can be completed on time, without affecting asset or service performance.</p>
36	Operating Results - Bullet 4	<p>The previous guiding principles referred to a target Operating Surplus Ratio of between 2% and 8%. This range is too wide and can lead to surpluses which are unnecessary and can lead to implied high rate increases within the SFP which are unnecessary and unlikely to be implemented anyway. The 2019 budget process reviewed these targets and a 2% target for Operating Surplus was noted as a desired target.</p> <p>The 2% target needs to be tempered though because it may not be possible to achieve this target in some years (without high increases in rates), and in other years it may be necessary to have a higher ratio of 2%, depending on some other key assumption for example transfers required for the Asset Renewal Reserve. Therefore the statement has been modified to provide a reasonable level of flexibility, so that the 2% is noted as a target but not necessarily a fixed assumption.</p>
36	Operating Results - Bullet 5	This statement is no longer necessary because the refinements in Bullet 3 supersede this, and there may be some years where it is reasonable to have operating expenses grow by more than operating income.

DETAILS

With reference to Attachment 1, the key changes to the previous plan are as follows:

- Employment Cost increases – reference is made initially to the assumptions that the City has currently made with the proposed workplace agreements (covering the years 2018-19, 2019-20 and 2020-21). For the year 2021-22 an increase of 2.75% is now assumed, rather than the 3.0% assumed in the previous plan – this change of 0.25% is made with reference to the most up-to-date Wages Price Index Forecasts (which forecast 3.0%) but the view of the City that the projections for Wages Price Index are optimistic. The increases for every year thereafter are the same as the previous plan. These will be reviewed next year and if the projected growth in Wages Price Index does not materialise again then the increases in future years will be reduced.
- Materials/Contracts – the majority of the items are assumed to increase by CPI, the key issue is then the projected increase in CPI. The most up-to-date projection for Perth CPI is from the State Budget but this again looks overly optimistic (as was the case for the 2018 State Budget), so the City has opted to assume that CPI will increase by 0.25% less than the State Budget increases – this relates to the years 2020-21 and 2021-22 so these increases are now 0.25% lower than the previous plan.
- Operating Surplus Ratio & Rate Increases – the previous plan assumed much higher rate increases and this has undermined the plan in the past because these higher rate increases were not implemented as part of the annual budget. A revised regime has been established as described in the changes to the *Guiding Principles*. The new targets strive for a 2% Operating Surplus Ratio and Rates Increases should be established to achieve this target and to also ensure that there is sufficient funding of existing and future renewals. An initial estimate of 2.5% for rate increases has been used in the draft 20 year SFP for 2020-21 onwards, although this has to be increased in some of the outer years due to the high impact of new projects. The average rate increase in the draft 20 year SFP is now 2.67%, much lower and realistic than the 4.13% in the previous plan. A 2.5% rate increase has been assumed in the early years of the plan and allows the City to eventually achieve a 2% operating surplus ratio by 2026-27, which is reasonable as the City is only expected to achieve a 0.2% surplus in 2019-20. Care has to be taken though in future updates of the SFP with this target, a 2.5% Rate Increase may appear satisfactory while the economy is in a low inflationary period, but if the economy returns to higher escalation and higher wages price index then rates increases may need to be applied accordingly.
- Capital Expenditure Classification (Renewal/Upgrade/New) - the previous plan used arbitrary classifications of projects based on the general nature of a project that is 100% of Path Replacement was deemed to be 100% renewal. The Five Year Capital Works Program 2019-20 to 2023-24, as reported through 2019 Budget Workshops two and three, provided a much more detailed and insightful analysis of the split of expenditure – each individual project was separately assessed with reference to existing assets, and a better split of each component of a project. This revised analysis has been used as the basis of splitting out the overall proposed capital expenditure for all 20 years of the draft 20 year SFP.
- Capital Works Program has been refined during the past few years with stronger emphasis on renewal projects, and less expenditure on upgrade/new. There is little scope now for additional upgrade/new expenditure.

- Major Projects. The proposed timing and expenditure/funding of each project was reported as part of 2019 Budget Workshop four. Where there are significant changes thereafter (for example at Major Projects and Finance Committee), they are included in the draft 20 year SFP. Some of the key changes in the timing/cost of major projects and reasons are as follows:
 - Joondalup Performing Arts and Cultural Facility capital expenditure reduced from \$80 million to \$59 million based on revised scope and report to the Major Projects and Finance Committee at its meeting held on 6 May 2019.
 - Multi-Storey Car Park (two) was previously shown to start in 2021-22 and completed for 2022-23, this is now moved on two years to 2024-25. The potential location of a second car park has not yet been identified and there needs to be a Needs / Feasibility analysis as well as a Location Analysis, comprehensive business case, tender, contract award and construction – it is unrealistic to assume that this could be completed in just two years. The City has begun to work on this project, while the capacity of the Reid Promenade Car Park, is now nearing full utilisation this does not mean that there would be adequate utilisation of a second multi-storey, indeed the City needs to tread carefully with such a large investment with the potential evolution/adoption of autonomous vehicles and vehicle sharing.

Attachment 1.4 provides a list of all 22 Major Projects and specifies if there is a change in timing, the reason and source of the estimate.

- Borrowings – the draft 20 Year SFP projects \$20.5 million which is \$4.5 million less than the \$25 million in the previous plan. There are lower borrowings than the previous plan because the Multi-Storey Car Park (two) project has been moved on two years and there would be more reserve funding available from the Parking Facility Reserve.
- Asset Renewal Reserve. A vital change was made to the use of reserves as part of the 2019-20 adopted budget, that provides strong long-term sustainability for the future. The previous Vehicles, Plant & Equipment reserve was changed to become an Asset Renewal Reserve. This ensures that there is greater focus and funding for much larger renewals that will arise in the future. The City is currently in a strong cash position because it does not need to spend as much on renewals as the cost of depreciation, but in future years this trend will be reversed so it is vital to plan for this. The draft 20 year SFP has referred to the projected long-term renewals (70 years) and has set aside adequate funding for the Asset Renewal Reserve. Meanwhile the reserve previously referred to as the “Strategic Asset Management Reserve” has been renamed to the “Strategic Asset Reserve” and the definition amended, so that there is no confusion or conflict with the Asset Renewal Reserve.
- Tamala Park Reserve. The proceeds from Tamala Park Regional Council (TPRC) from sale of land at Tamala Park have been lower for 2018-19 and 2019-20 than assumed in the previous plan. The revised forecast has been updated in the draft 20 Year SFP based on an updated projection from TPRC (May 2019). The projected balance in the reserve at June 2020 is now estimated to be \$14.7 million, which is \$2.3 million less than the \$17.0 million assumed in the previous plan. The lower proceeds are due to the softening in the housing market and the plan assumes that this will be caught up in later years. The draft 20 Year SFP continues to assume that the proceeds are simply put into reserve and as yet there is no project identified to use the funds, so at first glance it appears as though the impacts are minimal. However the funds in reserve do attract earnings which does affect the operating results.

- Ratios. The previous plan set aside surplus funds into “Unspecified Capital Renewal” merely so that the 90% Asset Sustainability Ratio would be achieved. This is unnecessary and unrealistic, there is no need for the City to be renewing as much as 90% of the depreciation value any time soon so there is no need to try and achieve the ratio and therefore the arbitrary allocation to the “Unspecified Capital Renewal” has been removed. Unfortunately this means that the draft 20 year SFP now only achieves 24 ratios out of 60, whereas the previous plan estimated achievement of 46 ratios. Ratios are only there as a guide and the variances to target simply need to be understood and explained.

Issues and Scenarios considered

Scenarios

Three scenarios for rate increases have been evaluated in the plan (Section 7.2). The increases explained earlier (2.5% Rate Increase per year) have been used as the base case and used as the basis of the draft 20 year SFP and schedules.

Options

The options are:

- adopt the 2019 draft 20 Year SFP without any further changes
- adopt the 2019 draft 20 Year SFP with changes
or
- do not adopt the 20 Draft 20 Year SFP at this stage, pending further changes.

Legislation / Strategic Community Plan / policy implications

Legislation Section 5.56(i) of the *Local Government Act 1995* provides that:
“A local government is to plan for the future of the district.”

Strategic Community Plan

Key theme Financial Sustainability.

Objective Effective management.

Strategic initiative

- Manage liabilities and assets through a planned, long-term approach.
- Balance service levels for assets against long-term funding capacity.

Policy *20 Year Strategic Financial Plan – Guiding Principles.*

Risk management considerations

The plan is based on many assumptions. There is a risk that those assumptions could be wrong or may not come to pass, however, it is a planning tool and the City is not committed to anything in the plan by virtue of endorsing it. Periodic review and update of the plan will ensure that it remains a relevant and useful document to manage the City’s financial affairs into the future.

Projects not included in the 20 Year Strategic Financial Plan

There are several projects which have been subject to some discussion, but not included as they have not been sufficiently clarified. This could be due to a requirement for a Council decision, the need for a business case, to determine some financial basis for how it may happen, unresolved external factors such as State Government Participation or some combination of these.

Projects discussed, but not included are as follows:

- 1 Sorrento Surf Life Saving Club Redevelopment. A business case has been submitted by the Club, reviewed by the City and presented to Elected Members. The City will now be developing the Concept Design, and will report back to Council before the project can be included in the SFP.
- 2 Joondalup City Centre Development. The project costs are included, but no other capital costs or financial impacts are included at this stage until the project is developed further. A draft Order of Magnitude Business Case was presented to the Major Projects and Finance Committee at its meeting held on 6 May 2019.
- 3 Ocean Reef Marina. The project costs are included but no other capital costs or financial impacts are included. The City has prepared initial estimates for the impacts to the City, but these are subject to review and negotiation with Landcorp and other stakeholders.
- 4 Cafes/Kiosks/Restaurants. The draft 20 year SFP includes capital expenditure for projects at Pinnaroo Point and Burns Beach, but the recurring income and expenses are not yet included in the draft 20 year SFP. These will be included in subsequent updates when leases have been signed and/or greater certainty is available on the recurring impacts.
- 5 BMX, Skate and Outdoor Youth Recreation Strategy. As per Council's resolution at its meeting held on 16 May 2017 (CJ067-05/17 refers), a draft strategy is being developed. As specified in the updated Guiding Principles, it is not viable to include any potential impacts of this strategy in the draft 20 Year SFP until it has been considered by Council.
- 6 Place Neighbourhood Infrastructure. The increased density and new dwellings may result in requirements for new or upgraded infrastructure at some future stage. This may be identified as part of the annual update of the *Five Year Capital Works Program* or potentially as a project in its own right, but before any expenditure is included in the SFP there needs to be scoping and options evaluation.
- 7 Works Operations Centre (WOC) Tenure Review. At the request of Council, the City is currently reviewing options for changing the tenure for the WOC. Preliminary work has been completed but it is too early in the process to make any assumptions in the SFP.
- 8 Free Parking Review. A report is currently being prepared for Council which will assess the impacts of providing an element of free parking in some or all of the City Centre. It is likely that any form of free parking would have an impact on the City's operating results.

The above list of projects not currently included in the SFP may initially appear to provide a significant risk to the SFP if they are subsequently included. However five of the eight projects above (Items 1, 2, 3, 4 and 7) would be expected to provide a net benefit (or no worse than break-even) to the City so it is prudent for the City to exclude the projects at this point. In any case the SFP is updated annually and can take account of any projects that have matured and should be included.

The other key item missing from the draft 20 year SFP at this stage are the potential impairment costs arising from some of the projects above (Sorrento Surf Life Saving Club and Ocean Reef Marina) as well as costs for transfer of assets to Main Roads WA. The impairment costs will be a one-off expense to the operating expenses and therefore depress the operating results in the year they are incurred. While these costs are book transactions, these costs are important to recognise as part of the decision-making process because they represent future year's depreciation, sub-optimal use of assets and not making best use of the cash that was initially spent on the assets. When impairment costs are known they will be added to future updates of the SFP and it may also be necessary to break down the operating results between the overall projected numbers and the underlying results (for example excluding the one-off impairments).

Financial / budget implications

The draft 20 Year SFP represents projections and estimates, based on many assumptions and is a primary planning tool for the development of future budgets. Adoption of the draft 20 Year SFP, however, does not constitute a commitment or agreement by the City to the projects and proposals it contains or the financial estimates and projections included in the draft 20 Year SFP.

The plan is used as a reference point to the annual Budget for the following year.

Regional significance

Not applicable.

Sustainability implications

The draft 20 Year SFP represents the primary and key strategic financial planning document for the City and has a direct bearing on planning for the financial sustainability of the City.

Consultation

The draft 20 Year SFP has been prepared after extensive consultation with City business units, the Executive Leadership Team and Elected Members.

COMMENT

The draft 20 Year SFP 2018-19 to 2037-38 (Attachment 2 refers), sets out a significant program of works and projects for the City of Joondalup over the next 20 years. These are in keeping with and represent the *Joondalup 2022* vision for the City: “*A global City: bold, creative and prosperous*”.

Although the program is ambitious, it is achievable with financial discipline and the draft 20 Year SFP maps out how this can be done.

The draft 20 Year SFP 2019 (2018-19 to 2037-38) replaces the previous plan adopted in 2018.

Comparison to Other Local Government

The tables below compare some key financial measures for the City versus other Perth metropolitan local governments. The key points from the comparison are as follows:

- Operating Surplus (Deficit) for 2017-18. The results are varied. Both the Cities of Joondalup and Gosnells recorded a deficit. The Cities of Wanneroo, Stirling and Perth recorded a reasonable operating surplus, but the City of Swan recorded a very large operating surplus.
- Financial Health Indicator. Published by The Department of Local Government, Sport and Cultural Industries based on published accounts. The score is marked out of a maximum of 100 with a score of 70 or more designated as sound. The Indicator is based on seven ratios, including the Operating Surplus Ratio. The Cities of Joondalup and Gosnells are below the threshold of 70 and designated as “not sound”. Although it is far from ideal for the City of Joondalup to be labelled as “not sound”, there are a few key issues to note:
 - Projected score for 2019-20 is 71, if the City achieves a positive operating result.
 - The scoring mechanism used is flawed and cannot in totality be accepted by the City, for example to achieve all the available marks for the Operating Surplus Ratio would require the City to achieve a 15% Operating Surplus Ratio.
 - Asset Sustainability Ratio contributes nine points of the score. It is correct that the City should not be achieving this ratio as it should not be spending as much on renewals as the depreciation expense (unlike more mature Cities such as Stirling), so this is another nine points that will not be achieved for a number of years.

Table 3 – Comparison to other metropolitan local governments

Comparisons	Operating	Financial Health
	Surplus / (Deficit)	Indicator
	<u>2017-18</u>	<u>2017-18</u>
	\$ms	Score out of 100
Joondalup	(\$3.2)	61
Wanneroo	\$14.2	71
Stirling	\$7.6	89
Swan	\$34.3	91
Gosnells	(\$13.0)	53
Perth	\$8.7	80

The Financial Health Indicator is currently being reviewed by the West Australian Treasury Corporation and the City has had the opportunity to provide input to the review process.

Analysis of Operating Results by Service

The table below lists the projected surplus for Parking Services, Waste and all other services for 2019-20 and 2022-23. Parking Services and Waste have been shown separately because the surpluses generated are transferred to reserve, and it shows that if it were not for these surpluses in 2019-20 then the City would incur a \$2.4 million deficit. The surpluses from Parking Services are planned because they help to pay off the borrowings for the Reid Promenade Car Park and also help to build up reserves for future investment in parking facilities. The surpluses from Waste have been achieved through service improvements and are being retained as a hedge against the uncertainty for future waste disposal. By 2022-23 it is projected that all other services/infrastructure will still make a negative contribution of \$0.4 million to the overall \$2.4 million surplus that is projected.

The overall key comment about this table is to demonstrate that the projected surpluses in 2019-20 and in the following two years are still fragile. It would only take a minor change in any number of key assumptions to move the results back into deficit. It is therefore crucial for the City to continue the momentum to improve the operating results so that there is a healthier margin.

Table 4 – Analysis of Operating Results by Service.

Analysis of Operating Results by Service	2019-20	2022-23
	\$ms	\$ms
Parking Services	\$1.3	\$1.4
Waste Net Result	\$1.4	\$1.4
All other Services and Infrastructure	(\$2.4)	(\$0.4)
Projected Operating Surplus	\$0.3	\$2.4

Combined Refuse / Rates Charges

The table below shows the total household impact from 2014-15 to 2019-20 of increases to Rates and Refuse Charges. The City has now kept the Refuse Charge per Household at \$346 for six years and this means that the actual increases incurred are lower than the headline rate increase. The 2.25% increase in 2019-20 in Rates when combined with the 0% increase in Refuse Charges translates to a 1.77% increase in household charges (excluding Emergency Service Levy which the City has no control over). This information is important when reviewing the rates increases that have been levied versus economic indicators and considering the increases of 2.5% that are assumed in the next few years to ensure that City can achieve a 2% Operating Surplus Ratio.

The City has continued to update financial modelling for Waste Expenditure, taking account of all known changes to its own services/contracts, as well as making assumptions about the increase in the Mindarie Regional Council Gate Fee that are likely once other Councils implement three bins.

Table 5 – Combined Rates & Refuse Charge.

Combined Rates & Refuse Charge	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20
	%	%	%	%	%	%
Rates Increase %	3.9%	3.9%	2.5%	1.95%	2.95%	2.25%
Refuse Charge % Increase	3.9%	0.0%	0.0%	0.0%	0.0%	0.0%
Household Total Impact	3.9%	3.1%	2.0%	1.6%	2.4%	1.77%

VOTING REQUIREMENTS

Simple Majority.

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

- 1** **ADOPTS** the draft *20 Year Strategic Financial Plan 2019 (2018-18 to 2037-38)* forming Attachment 2 to this Report;
- 2** **ADOPTS** the Guiding Principles 2019 as included in Appendix 1 of Attachment 2 to this Report.

The Motion was Put and

CARRIED (7/0)

In favour of the Motion: Mayor Jacob, Crs Chester, Fishwick, Hamilton-Prime, Hollywood, Poliwka and Taylor.

Appendix 4 refers

To access this attachment on electronic document, click here: [Attach4agnMPF190715.pdf](#)

ITEM 5 CHICHESTER PARK, WOODVALE - PROPOSED COMMUNITY SPORTING FACILITY

WARD	Central
RESPONSIBLE DIRECTOR	Mr Mike Tidy Corporate Services
FILE NUMBER	00428, 03179, 101515
ATTACHMENT	Attachment 1 Chichester Park aerial map Attachment 2 Existing clubroom floorplan Attachment 3 Proposed site concept plan Attachment 4 Proposed facility floorplan Attachment 5 Proposed facility elevations Attachment 6 Proposed facility perspectives Attachment 7 Community engagement outcomes report
AUTHORITY / DISCRETION	Executive - The substantial direction setting and oversight role of Council, such as adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.

PURPOSE

For Council to consider the community engagement undertaken for the new proposed community sporting facility and other supporting infrastructure at Chichester Park, Woodvale and endorse progression of the project.

EXECUTIVE SUMMARY

Chichester Park located on Trappers Drive, Woodvale is classified as a district park and includes two active sport playing fields (north and south), a clubroom, floodlighting, car parking, disc golf course and a playground. As a district park, the ovals and infrastructure service the local area and several surrounding suburbs. Currently, five sporting clubs hire the ovals and the clubroom. The clubroom was constructed in 1992 and consists of a small meeting room, kitchen, toilets, change rooms and user group storage.

Due to the existing clubroom facility's functionality, size, layout and location issues, it was proposed that a new community sporting facility is developed. The existing car parking provisions and drainage issues on the southern playing field were also investigated as part of the project.

At its meeting held on 18 April 2017 (CJ063-04/17 refers), Council considered the project and requested community consultation be undertaken to determine the level of support for the redevelopment of Chichester Park. In July / August 2017, the City undertook community consultation on the proposed project. Given the support from the community (over 90% of respondents supported the redevelopment), at its meeting held on 10 October 2017 (CJ169-10/17 refers), Council requested the development of concept plans for the project.

A facility floor plan, site concept plan, elevations and perspectives were developed for the project which proposed to replace the existing building with a new two-storey community sporting facility including four change rooms, umpire room, first aid room, toilets, kitchen, meeting room, associated storage and a covered verandah area. The project also proposed a new BBQ / picnic area, underground drainage for the southern playing field and additional car parking provisions. The total project was estimated at \$4,159,170.

At its meeting held on 20 November 2018 (CJ208-11/18 refers), Council considered the proposed plans, approved the project to proceed and requested further community engagement be conducted. The City undertook community engagement from 25 March to 15 April 2019 and received a total of 154 valid responses. Respondents were requested to indicate their level of support for the various elements proposed at Chichester Park. The following is a summary of the results:

- Replacing the existing clubroom (in the current location) with a new multi-purpose community sporting facility – 92.2% support; 6.5% oppose; 1.2% unsure / no response.
- Installation of new BBQ / picnic area with drink fountain – 93.5% support; 5.1% oppose; 1.3% unsure / no response.
- Additional parallel car parking 4a (Trappers Drive) – 88.9% support; 7.1% oppose; 3.9% unsure / no response.
- Additional parallel car parking 4b (Landor Gardens) – 79.8% support; 8.4% oppose; 11.7% unsure / no response.
- Additional parallel car parking 4c (Standish Way) – 79.9% support; 8.4% oppose; 11.6% unsure / no response.
- Underground drainage to address flooding issues on the southern playing field – 95.4% support; 2.5% oppose; 1.9% unsure / no response.

**percentages may not total 100% due to rounding.*

Based on the results of the community engagement, it is recommended that the project proceed and is listed as part of the City's Community Sporting and Recreation Facilities Fund (CSRFF) project submission report to be considered by Council at its meeting to be held on 17 September 2019.

It is therefore recommended that Council:

- 1 *NOTES the findings of the second round of community engagement undertaken for the Chichester Park project as detailed in this Report;*
- 2 *NOTES that \$4,159,170 is currently included across 2019-20, 2020-21 and 2021-22 of the City's Five Year Capital Works Program and 20 Year Strategic Financial Plan for the Chichester Park project;*
- 3 *NOTES the Chichester Park project will be listed as part of the City's Community Sporting and Recreation Facilities Fund (CSRFF) project submission report to be considered by Council at its meeting to be held on 17 September 2019.*

BACKGROUND

Suburb/Location	Chichester Park (south oval) 109 Trappers Drive Woodvale WA 6026.
Applicant	City of Joondalup.
Owner	Crown Land – City of Joondalup Management Order.
Zoning	LPS Public Open Space.
	MRS Urban.
Site area	81,666.4m ² .
Structure plan	Not applicable.

Chichester Park located on Trappers Drive, Woodvale (Attachment 1 refers) is approximately 8.2 hectares (southern playing field) and is classified as a district park within the City's existing *Parks and Public Open Spaces Classification Framework*. The park includes two active sport playing fields (north and south), a clubroom, floodlighting, disc golf course, car parking and a playground.

The clubroom (Attachment 2 refers) was constructed in 1992 and consists of a small meeting room, kitchen, toilets, change rooms and user group storage. In 2008-09 the facility was refurbished with a new kitchen, change rooms, painting and user group storage. In 2017 the Kingsley Soccer Club extended the undercover spectator viewing area on the western side of the building as part of a club funded facility upgrade application. The current size, location and layout of the existing clubroom facility is considered poor and it is not well utilised due to the size and condition of the existing meeting room and kitchen, limited available storage, size and location of the existing change rooms and drainage issues around the facility.

The northern playing field is used by the adjacent school (North Woodvale Primary School) as part of a "shared use" agreement with the City. The southern playing field is one of the most heavily utilised sporting grounds in the City with parking issues at peak usage times. It is used predominantly for soccer with the ability to hold three soccer pitches. There are drainage issues on the southern playing field during winter which impacts sporting club usage of the area. Also, irrigation filtration could be improved on the southern playing field to address the high iron issues.

The playground was upgraded in 2009 and an upgrade of the sports floodlighting on the southern playing field was completed in July 2016.

There are no annual hire groups of the existing clubroom facility due to the size, location and layout issues. The meeting room is one of the City's least utilised rooms (9.01% utilisation rate in 2018). The southern playing field is one of the City's most highly utilised active reserves (70% utilisation rate in peak periods during winter 2018). There are five sporting clubs with 1,420 registered members that currently use Chichester Park:

- Kingsley Soccer Club.
- Woodvale Football Club (soccer).
- WA Christian Football Association (soccer).
- Kingsley Woodvale Junior Cricket Club.
- Kingsley Woodvale Cricket Club.

The City first identified the need to redevelop Chichester Park in 2010 and allocated funds within the *20 Year Strategic Financial Plan (SFP)* for the project. At its meeting held on 15 July 2014 (CJ116-07/14 refers), Council considered the 2014 active reserve and community facility review report and a list of redevelopment projects with a recommended priority order which was agreed to be used in the development of the City's future *Five Year Capital Works Program* and *SFP*. The Chichester Park project was listed as the next redevelopment project to be undertaken due to the heavy utilisation of the southern playing field and as a district park, it should have an appropriate level of infrastructure to support user group needs.

At its meeting held on 18 April 2017 (CJ063-04/17 refers), Council agreed to commence the project and requested community consultation be undertaken to determine the level of support for the redevelopment of Chichester Park.

In July / August 2017, community consultation was undertaken with over 90% of respondents supporting the redevelopment. At its meeting held on 10 October 2017 (CJ169-10/17 refers), Council requested the development of concept plans for the Chichester Park redevelopment project with the inclusion of the following:

- Redevelopment of the existing clubroom into a new community sporting facility.
- Investigation of car parking provisions.
- Investigation of drainage issues on the southern playing field.

A facility floor plan, site concept plan, elevations and perspectives (Attachments 3 to 6 refer) were developed for the project which proposed to replace the existing building with a new two-storey community sporting facility including four change rooms, umpire room, first aid room, toilets, kitchen, meeting room, associated storage and a covered verandah area. The project also proposed a new BBQ / picnic area, underground drainage for the southern playing field and additional car parking provisions. The total project was estimated at \$4,159,170.

At its meeting held on 20 November 2018 (CJ208-11/18 refers) Council considered the proposed plans, approved the project to proceed and requested further community engagement be conducted.

DETAILS

The City undertook community engagement from 25 March to 15 April 2019 and advertised the engagement through the following methods:

- Direct mail out - a cover letter and frequently asked questions document were sent to all stakeholders.
- Site signage – three signs were placed at Chichester Park during the engagement period.
- City's website – a frequently asked questions document and online comment form was available on the City's website and linked from the 'community consultation' section during the engagement period.
- Social media – a Twitter and Facebook post were published through the City's accounts on 25 March 2019.
- Newspaper – two public notices were published in the 'Joondalup Weekender' and one article was included in the Joondalup Voice during the engagement period.

A total of 1,857 stakeholders were directly engaged by the City including:

- Residents and ratepayers within a 500 metre radius of the site (1,701 residents).
- Community engagement network members residing in Woodvale (149).
- Representatives from the park and facility user groups (five groups).
- Representative from the North Woodvale Primary School.
- Representative from the Woodvale Waters Landowners Association.

Engagement results

The full results of the community engagement are included as Attachment 7.

The City received 154 valid responses of which 47 were from residents and ratepayers living within a 500 metre radius of the site. 111 respondents stated that they are a member of or are affiliated with one or more of the clubs that utilise Chichester Park, the North Woodvale Primary School or the Woodvale Waters Landowners Association. Of these, the majority of respondents (55) are associated with the Kingsley Soccer Club and Woodvale Football (soccer) Club (37).

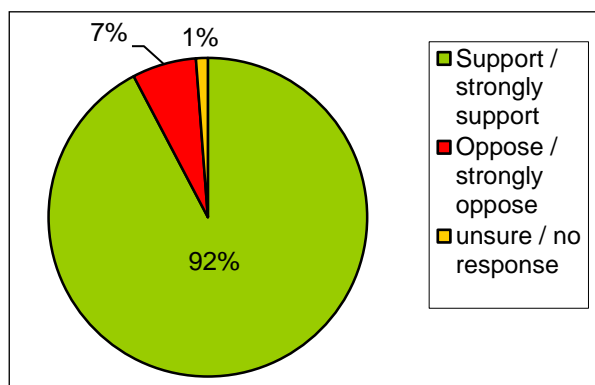
The majority of respondents (57.1%) indicated they use Chichester Park as part of an organised sporting club that hires the clubroom or the park, while 51.9% use it for informal sport or recreation. Ten respondents (6.5%) do not use Chichester Park, however are interested in the project.

Respondents were requested to indicate their level of support for the various elements proposed at Chichester Park including:

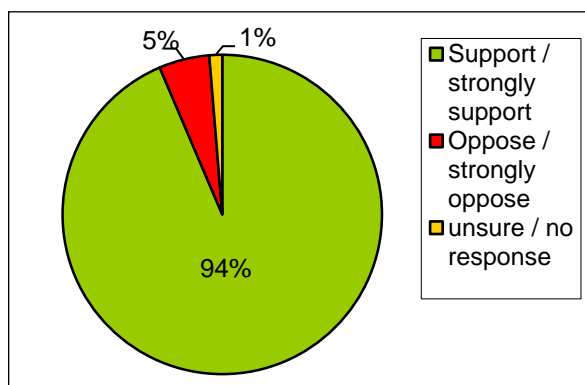
- Replacing the existing clubroom (in the current location) with a new multi-purpose community sporting facility.
- Installation of new BBQ / picnic area with drink fountain.
- Additional parallel car parking 4a (Trappers Drive).
- Additional parallel car parking 4b (Landor Gardens).
- Additional parallel car parking 4c (Standish Way).
- Underground drainage to address flooding issues on the southern playing field.

The following charts summarise the level of support for each component (rounding has been applied).

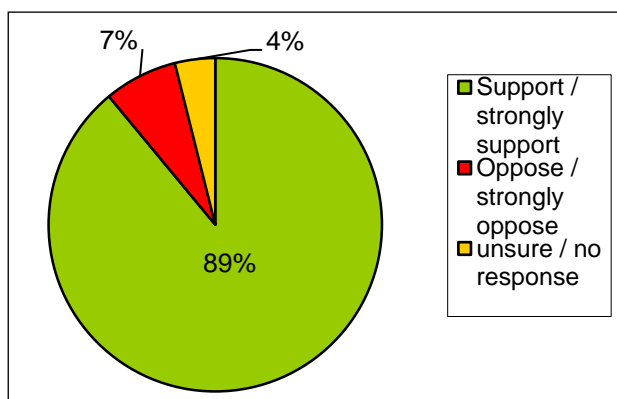
New multi-purpose community sporting facility



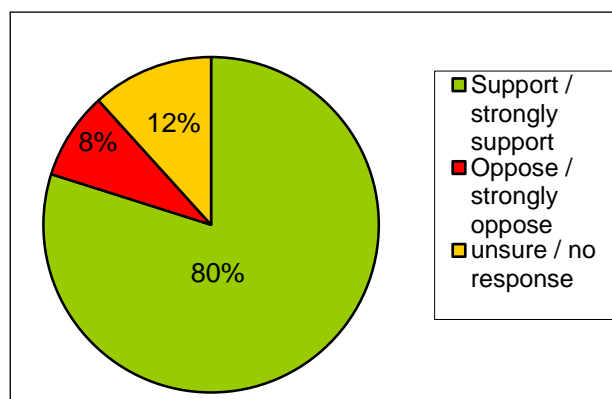
BBQ / picnic area with drink fountain



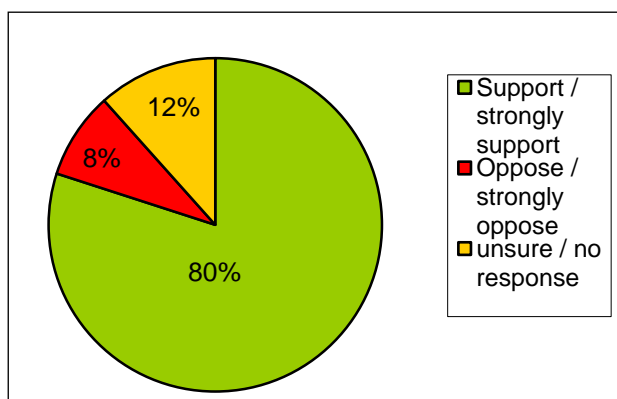
Parallel parking 4a (Trappers Drive)



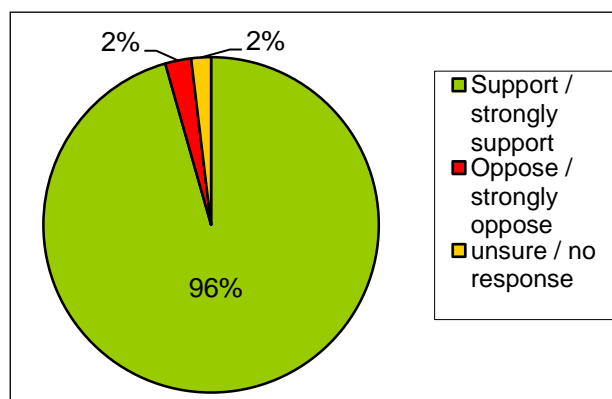
Parallel parking 4b (Landor Gardens)



Parallel parking 4c (Standish Way)



Underground drainage to southern field



Respondents who indicated that they either opposed or strongly opposed any of the project components were asked to describe why. A total of 18 respondents provided reasons for their opposition. Of the 18 respondents providing comment, eight opposed the parallel parking proposed at Landor Gardens, Standish Way or Trappers Drive. Reasons provided included concerns that these additional car parking bays would increase noise and traffic on these streets.

As part of the project, a traffic and parking assessment was undertaken in June 2018. The assessment indicated that there were two main factors contributing to the parking issues at Chichester Park. One is the shortage of formal parking areas at certain times of the peak usage period. The second is the desire to park as close as possible to the training / game pitch. As the field accommodates three playing pitches, some people prefer to park as close to the allocated pitch as possible using local streets such as Landor Gardens and Standish Way in particular.

The assessment proposed three potential additional off-street parallel parking areas totalling 39 bays to assist with parking issues during peak periods. There are 19 bays proposed along Trappers Drive to the south of the existing car park, eight bays along Landor Gardens and 12 bays along Standish Way. Given parking in these areas is already taking place, formalising the parking should not increase noise or traffic and will prevent erosion and damage to the verge area.

Additional Comments

Respondents were asked if they had any further comments on the proposed project. A total of 88 respondents provided comments. Common themes included the following:

- General support for the project (56 responses).
- Request for a playground next to the new facility (five responses).
- Request for six change rooms instead of four (four responses).
- Suggest existing car park be extended (three responses).

A summary of the additional requests has been included in the following table with a response.

Request	Response
Request for a playground next to the new facility (five responses).	It is not proposed to include a playground in this area as space is limited given the contour / level change challenges with the site. There is an existing playground at the site in the natural park area located north of the playing field.
Request for six change rooms instead of four (four responses).	<p>The City's standard provision for a single oval is two change room facilities. For this project, four change rooms have been proposed due to the number of playing fields accommodated on the southern oval (three) and the growing demand on City facilities to accommodate increasing female sports participation.</p> <p>Given the contour / level change challenges with the site and limited space for the new facility, six change rooms cannot be accommodated without significant additional cost and loss of vegetation.</p>
Suggest existing car park be extended (three responses).	<p>The existing car park cannot be extended to the east due to the fenced Banksia Woodlands area and an extension to the north would impact the existing vegetation in this area.</p> <p>As part of the traffic and parking assessment undertaken in June 2018, a new additional car park of 33 bays accessed off Trappers Drive to the north of the existing car park was explored. However, this was considered too far from the playing field and would not address the parking on the south eastern side.</p>

Issues and options considered

It is considered that Council has two options:

- to agree to progress the project
or
- not to agree to progress the project.

If Council agrees to progress the project, a report will be submitted for consideration by Council at its meeting to be held on 17 September 2019 for all projects proposed to have CSRFF grant applications submitted.

Legislation / Strategic Community Plan / Policy implications

Legislation Not applicable.

Strategic Community Plan

Key theme Community Wellbeing.

Objective Quality facilities.

Strategic initiative

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

Policy

Requests for New or Capital Upgrades to Existing Community Buildings Policy.
Public Art Policy.
Asset Management Policy.
Community Consultation and Engagement Policy.

Risk management considerations

If the project does not progress, the sporting clubs that use Chichester Park will continue to operate within the existing limited facility. Based on the classification of the park (district park), heavy utilisation of the southern playing field and inadequate existing facilities, a redevelopment is required to better service the sporting clubs and the local wider community's needs. Furthermore, the clubroom will be nearing 30 years old at the time of the proposed redevelopment, therefore it is considered appropriate to upgrade it.

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

Financial / budget implications

The total estimated capital cost for the proposed project is \$4,159,170 which is currently included across 2019-20, 2020-21 and 2021-22 of the City's *Five Year Capital Works Program* and *20 Year Strategic Financial Plan* for the project.

It has been identified that this project would be suitable for consideration as part of the Department of Local Government, Sport and Cultural Industries (DLGSCI) CSRFF program. The CSRFF program considers a contribution of up to one-third for eligible components of a project that demonstrate they will increase sport participation, in this case up to \$1,093,790.

The financial projections for the project were included in the report considered by Council at its meeting held on 20 November 2018 (CJ208-11/18 refers).

All amounts quoted in this report are exclusive of GST.

Regional significance

Not applicable.

Sustainability implications

Environmental

All facility redevelopment projects are planned to reduce the impact of the carbon footprint and consider environmental sustainability design features where possible within the project budget. In addition, the site concept plans have been developed with the aim of minimising the impact on important flora and fauna at Chichester Park. Four trees have been recommended for removal due to existing health and structural condition however, in preparation of the potential loss of these identified trees, the City planted 16 new trees during the 2018 winter tree planting program.

Social

The project has included two rounds of engagement with existing user groups and the local wider community to ensure that the proposed redevelopment represents the communities' diverse needs. Furthermore, the proposed development at the site considers access and inclusion principles and aims to enhance the amenity of the public space. One of the main challenges with the site is the contour / level changes which create issues with access from the existing car park and compliance with access and inclusion requirements. To address this, a vehicle ramp and separate pedestrian pathways have been proposed to link the existing car park to the proposed new community sporting facility and park playing surface.

Economic

One of the main principles of the City's *Masterplan framework* is the development of 'shared' and 'multi-purpose' facilities to avoid duplication, and to reduce the ongoing maintenance and future capital expenditure requirements.

Consultation

Engagement for the project was conducted in accordance with the City's approved *Community Consultation and Engagement Policy and Protocol*. Results of the initial community engagement for this project were considered by Council at its meeting held on 10 October 2017 (CJ169-10/17 refers). Results of the second round of community engagement that was undertaken from 25 March to 15 April 2019 have been provided in the Details section of this report.

COMMENT

The City has undertaken a number of community sporting facility developments over the last 10 years such as those at Seacrest Park, Sorrento; Forrest Park, Padbury; Bramston Park, Burns Beach and Penistone Park, Greenwood.

The City identified Chichester Park as the next redevelopment project to be undertaken due to the existing clubroom facility functionality, size, layout and location issues and several challenges that have been identified in relation to the site. The park is one of eight district level parks within the City and the infrastructure supports five sporting clubs with 1,420 registered members. The works proposed at Chichester Park, is the final community sporting facility development currently planned to be undertaken by the City in the next 10 years.

The results of the community engagement demonstrates that over 92% of respondents support the new community sporting facility, BBQ / picnic area and underground drainage on the southern playing field proposed as part of the project. Approximately 80% of respondents support the additional parking proposed on Landor Gardens and Standish Way and approximately 90% support the additional parking proposed on Trappers Drive.

Based on the results of the community engagement, it is recommended that the project proceed and is listed as part of the City's CSRFF project submission report to be considered by Council at its meeting to be held on 17 September 2019.

VOTING REQUIREMENTS

Simple Majority.

The Senior Financial Analyst left the room at 6.21pm.

MOVED Cr Poliwka, SECONDED Cr Hollywood that Council:

- 1 NOTES the findings of the second round of community engagement undertaken for the Chichester Park project as detailed in this Report;**
- 2 NOTES that \$4,159,170 is currently included across 2019-20, 2020-21 and 2021-22 of the City's *Five Year Capital Works Program* and *20 Year Strategic Financial Plan* for the Chichester Park project;**
- 3 NOTES the Chichester Park project will be listed as part of the City's Community Sporting and Recreation Facilities Fund (CSRFF) project submission report to be considered by Council at its meeting to be held on 17 September 2019.**

The Motion was Put and

CARRIED (7/0)

In favour of the Motion: Mayor Jacob, Crs Chester, Fishwick, Hamilton-Prime, Hollywood, Poliwka and Taylor.

Appendix 5 refers

To access this attachment on electronic document, click here: [Attach5agnMPF190715.pdf](#)

Disclosure of interest affecting impartiality

Name/Position	Cr Philippa Taylor.
Item No./Subject	Item 6 - Ocean Reef Marina – Project Status.
Nature of interest	Interest that may affect impartiality.
Extent of Interest	Cr Taylor is a member of the Ocean Reef Sea Sports Club and the Joondalup RSL.

ITEM 6 OCEAN REEF MARINA - PROJECT STATUS

WARD	North Central
RESPONSIBLE DIRECTOR	Mr Garry Hunt Office of the CEO
FILE NUMBER	04171, 101515
ATTACHMENT	Nil.
AUTHORITY / DISCRETION	Information - includes items provided to Council for information purposes only that do not require a decision of Council (that is for 'noting').

PURPOSE

For the Major Projects and Finance Committee to note the progress of the Ocean Reef Marina development.

EXECUTIVE SUMMARY

To progress the implementation of the Ocean Reef Marina development, the following activities and tasks have been undertaken since the previous project status report was considered by the Major Projects and Finance Committee at its meeting held on 6 May 2019 (Item 7 refers):

- 1 Liaison and engagement with the State Government through LandCorp.
- 2 Concept Plan development.
- 3 Progression of the environmental and planning approval processes.
- 4 Community engagement.
- 5 Stakeholder engagement.
- 6 Other matters.

The project is progressing in accordance with the updated project plan prepared by LandCorp and represented in the Ocean Reef Marina indicative timeline as at April 2019. However, there have a several matters identified that have the potential to affect progress on the project and these will be outlined in this report.

It is therefore recommended that the Major Projects and Finance Committee NOTES the Ocean Reef Marina Project Status report.

BACKGROUND

1 State Government / LandCorp

Following the State Government announcement in September 2017 that LandCorp would implement the Ocean Reef Marina project, the City's ongoing involvement in the project was covered in the Memorandum of Understanding (MOU) endorsed by Council at its meeting held on 20 February 2018 (CJ031-02/18 refers) and executed in March 2018.

2 Concept Plan Development

The refined concept plan was endorsed for community engagement by the Government Steering Committee in August 2018. The refined plan was developed following an extensive review process undertaken by the Project Steering Group with considerable input from the Department of Transport (DoT).

The refined plan formed the basis of initial discussions with the Ocean Reef Sea Sports Club (ORSSC) and Whitfords Volunteer Sea Rescue Group (WVSRG) regarding the development of the relevant business cases for these entities.

3 Planning and Environmental Approvals

Metropolitan Region Scheme Amendment 1270/41

Metropolitan Region Scheme (MRS) Amendment 1270/41 was advertised for public comment from November 2016 to February 2017.

Notwithstanding the development of a refined concept plan, the plan advertised in February 2017 remains the relevant plan for MRS Amendment 1270/41 process. It is considered imperative that the current MRS process progresses in order to provide project certainty and to meet State Government expectations for onsite commencement in 2020.

Changes to the plan which may affect the planning approvals will be dealt with through an alternative planning framework following gazettal of MRS Amendment 1271/41.

Negotiated Planning Outcome for Bush Forever Site 325

The Western Australian Planning Commission (WAPC) has commenced the implementation of the Negotiated Planning Outcome (NPO) and has finalised the acquisition of a parcel of land suitable as an off-set for the portion of Bush Forever Site 325 required for the development.

Acquisition of this land parcel for inclusion in the conservation estate forms 90% of the NPO requirement with the remaining 10% being rehabilitation of degraded sections of Bush Forever Site 325 in the vicinity of the development.

Public Environmental Review

Public advertising of the Public Environmental Review documents occurred from November 2016 to February 2017 and responses to submissions received, both public and agency, were finalised and accepted by the Environmental Protection Authority in October 2018.

In October 2018, following a formal request from the City, the EPA transferred the proponentcy for the PER to LandCorp.

The EPA report advising that the proposal was environmentally acceptable and could proceed with strict conditions was provided to the Minister for Environment in February 2019. A two-week public appeal period then ran from 25 February to 11 March 2019.

Marmion Marine Park

The Ocean Reef Marina development requires excision from the Marmion Marine Park which is a complex process managed by the Department of Biodiversity, Conservation and Attractions on behalf of the Conservation and Parks Commission.

The Conservation and Parks Commission has provided in-principle support for the excision (subject to the project receiving the required statutory approvals) and a Cabinet Submission has been prepared to progress the required Act of Parliament process.

It should be noted that given the broader implications of the proposal on the boundary and management of the Marmion Marine Park and recreational abalone fishers, the EPA provided high level advice to the Minister for Environment (as part of the PER process) about Government agencies working together to address these matters.

Draft preliminary Ocean Reef Marina Structure Plan

Should the alternate planning framework described later in this report be acceptable to the WAPC and other relevant authorities, an *Ocean Reef Marina Structure Plan* may no longer be required.

4 Stakeholder and Community Engagement

The extensive *Stakeholder Engagement and Communications Strategies* (development by LandCorp and endorsed by the Government Steering Community) are being implemented and the City assists as requested and required.

DETAILS

1 State Government / LandCorp

Land Assembly and the City's freehold land

As previously reported (Major Projects and Finance Committee meeting held on 6 May 2019 (Item 7 refers)), Clause 6.1 of the MOU outlines the City's responsibility in terms of its freehold land:

"6.1 The City agrees that it shall:

- (f) Not dispose of or otherwise deal with land it owns within the area of the Project (27 hectare area comprising Lot 1032 on Plan 13198 and Lot 1029 on Diagram 57604) which would materially affect or restrict the implementation of the Project.*
- (g) Contribute the portion of City owned land required for the Project for an agreed market value (assumed to be nominal) consideration. The methodology used to value the required Project land to be agreed between the Parties."*

The refined concept plan requires the following City-owned land to be contributed to the project:

- Lot 1032 2.6911 hectares
- Lot 1029 8.6251 hectares
- Total 11.316 hectares

The City has previously sought valuations for its land. However, it is considered appropriate that further market testing be sought, and independent market valuers have been engaged to provide additional advice on this matter.

This advice is considered crucial to enable negotiations with LandCorp to progress as is obtaining legal advice on matters such as:

- an amendment to the City's local government boundary
- rateability of boat pens
- required agreements between the City and LandCorp for the on-going operation and maintenance of the landside components of the development (MOU clauses 6.1(e), (h) and 7.3 refer).

Marina Management Model and the City's Financial Analysis

LandCorp engaged consultants to prepare a draft Marina Management Model for consideration by the Department of Transport, LandCorp and the City (in accordance with clause 6.1(d) of the MOU).

The model includes a financial analysis of the on-going operation and management of the marine components of the development only which, at this stage, assumes:

- A single management entity being responsible for management of the marina waterbody and terrestrial lands.
- The Marina Manager is responsible for the management of the boat ramps, trailer parking area, and areas along the existing foreshore, including the internal beach and the like.
- The ORSSC will hold a seabed lease for their proposed wet pen area (approximately 265 pens). ORSSC will be responsible for funding and constructing the pens.
- The Marina Manager will utilise the balance of the seabed area to accommodate approximately 300 wet pens (maximum capacity) which will be initially constructed.
- Take up rates of the 300 pens is staggered over the first eight years of operation.
- Boat trailer parking is included in the "launching" fees.
- No public ticketed parking.

A workshop, facilitated by the consultants, was held on 1 July 2019 and it is anticipated that further details will be provided to Council, through the Major Projects and Finance Committee, on the resultant Marina Management Agreement.

As the Marina Management Agreement will impact the City and inform the required agreement/s between the City and LandCorp (as indicated above), acceptance of the agreement by all parties is required.

Again, as previously reported (Major Projects and Finance Committee meeting held on 6 May 2019 (Item 7 refers)) the City is undertaking a detailed financial analysis of the impact of the project, both income and expenditure, to the City. The analysis addresses such matters as:

- the City's freehold land
- value of the existing City's owned assets at the Ocean Reef Boat Harbour
- sunk costs (approximately \$4.5 million excluding staff costs and grants received)

- income generated by existing facilities
- ORSSC and WVSRG
- new rates income to be received
- on-going operating and maintenance costs
- depreciation and capital replacement
- cash flow analysis
- issues to be resolved
- *20 Year Strategic Financial Plan* and the impact of the Ocean Reef Marina.

The analysis is based on numerous assumptions which need to be tested and the information provided in the Marina Management Model will contribute to its finalisation. Once completed, the City's financial analysis will be presented for consideration by Council, through the Major Projects and Finance Committee.

Cooperative Research Centre for Water Sensitive Cities (CRCWSC)

The CRCWSC was established in July 2012. Its purpose is to help change the way cities and towns are designed, built and managed by valuing the contribution water makes to economic development and growth, quality of life and the ecosystems of which cities are a part¹.

LandCorp is considering the submission of a proposal to the CRCWSC for "Ideas for Ocean Reef Marina" and has the City as part of the proposal consortium (together with LandCorp and the Water Corporation with input from the Department of Primary Industry and Regional Development).

The project has the potential to explore the following:

- Alternative non-potable supply for public open space irrigation and boat wash-down.
- Diversion of the Beenyup ocean outfall via local reuse.
- Stormwater management to minimise marine impacts.
- Artificial reef and habitat creation for abalone.
- Highly innovative and sustainable smart precinct scale development (integrated water, energy, waste and transport) that builds on the unique location and expectation of community.

In recent times, similar projects have been undertaken by the CRCWSC on the following projects:

- | | |
|--------------------------------------|-----------------------------------|
| • Batavia Coast Marina Stage 2 | City of Greater Geraldton. |
| • Brabham Development (City of Swan) | Peet / Department of Communities. |
| • Revitalising Canning City Centre | City of Canning. |
| • Bentley Regeneration Project | Department of Communities. |

The City will be represented by the appropriate officers and a financial contribution of \$10,000 will be made towards the project. The approved project budget contains sufficient funds for this contribution.

The project directly aligns with the environmental and sustainability vision for the Ocean Reef Marina outlined in the *Project Philosophy and Parameters* (endorsed by Council at its Special meeting held on 19 May 2009 (JSC5-05/09 refers)), the objectives and projects within the *City's Climate Change Strategy* and *City Water Plan*.

¹ Source: <https://watersensitivecities.org.au/about-the-crcwsc/>, accessed 24 June 2019.

2 Concept Plan Development

Following initial discussions with the ORSSC and WVSRG during the preparation of the required business cases, the concept plan has been further refined to ensure the most optimum outcome is achieved for these entities which aligns to their long-term requirements.

The amendments principally relate to the southern marine services precinct and the location of the required buildings.

The Department of Transport has requested that the project team consider the realignment of the marina entrance and provided a revised breakwater concept. This matter will be referred to the Government Steering Committee as the revised design will require additional modelling, may result in additional cost due to the depth of the water, and would impact on the project program. A revision to the marina entrance would also impact on the MRS Amendment and Public Environmental Review processes.

3 Planning and Environmental Approvals

Metropolitan Region Scheme Amendment 1270/41

The MRS Amendment is progressing in accordance with statutory process which is dependent on the finalisation of the PER process. Gazettal will also provide the trigger for an alternative planning framework process (refer to information below) which considers refined concept plan.

Improvement Plan / Scheme

LandCorp is committed to commencing construction of the marina by late 2020 and the planning approvals need to consider the refined concept plan (once endorsed by the Government Steering Committee).

It has been agreed by the relevant decision-making authorities that an Improvement Plan and Improvement Scheme will be the most efficient and effective planning process to progress the Ocean Reef Marina development in line with the project program.

Improvement Plans and Schemes allow the State Government to become the planning authority for particular areas of land, identified as requiring special planning, with the intention of advancing its planning and development.

It is proposed that the *Ocean Reef Marina Improvement Plan and Scheme* will include delegation of planning powers back to the City.

In April 2019, LandCorp submitted an *Improvement Plan* for WAPC consideration. In anticipation of acceptance of the *Improvement Plan* by the Minister for Planning, preparation of the *Ocean Reef Marina Improvement Scheme* has commenced and will be supported by a detailed Scheme Report and *Built Form Guidelines*.

It has been acknowledged that the WAPC may only provide a recommendation to the Minister for Planning, that the land be dealt with through an *Improvement Plan* under *Section 119* of the *Planning and Development Act 2005* and that the Minister will only consider the *Improvement Plan* once the MRS Amendment is gazetted.

Negotiated Planning Outcome for Bush Forever Site 325

The WAPC has finalised the acquisition of a parcel of land suitable as an off-set for the portion of Bush Forever required for the development.

LandCorp has engaged environmental consultants to undertake investigations into the most suitable areas of Bush Forever Site 325 (within the vicinity of the development site) for the rehabilitation component (10%) of the NPO.

It is LandCorp's intention to engage with local "friends" groups and City officers prior to formal identification of the rehabilitation areas.

Public Environmental Review

A two-week public appeals period on EPA Report 1629 ran from 25 February to 11 March 2019.

Three appeals against the EPA's recommendation that the Ocean Reef Marina proposal was environmentally acceptable and could proceed with strict conditions were received.

Following the submission of responses to the appeals, LandCorp, Strategen Environmental and the City met with the Appeals Convenor to provide additional information and clarification were appropriate.

Based on these responses and a report from the EPA on the appeals, the Appeal Convenor will provide a report to the Minister for Environment for a final decision to be made. The project program prepared by LandCorp suggests this could occur before the end of July 2019.

Marmion Marine Park

The required process to excise the Ocean Reef Marina from the Marmion Marine Park is progressing in accordance with statutory process.

4 Stakeholder engagement

Public Realm Community Reference Group

The Public Realm Community Reference Group (CRG), established by LandCorp in January 2019, has completed its deliberations on the design and vision for the Ocean Reef Marina public realm.

A detailed *Landscape Masterplan*, incorporating the ideas raised by the CRG, has been prepared and is currently being considered by LandCorp. Given that it is likely that the City will be responsible for maintaining the public realm, involvement of the City during the finalisation of the *Landscape Masterplan* and detailed design phase will occur.

The *Landscape Masterplan* will be presented to a future meeting of the Government Steering Committee for endorsement.

Ocean Reef Sea Sports Club and Whitfords Volunteer Sea Rescue Group

Several meetings and workshops have been held separately with the ORSSC and WVSRG to progress the preparation of business cases for these entities.

Following the presentation of the draft business cases, both entities were comfortable that, as far as possible, their priorities had been addressed including:

Ocean Reef Sea Sports Club:

- number and accessibility of club boat pens
- land area, location and size of club building
- exclusive use of a boat ramp on event days (potential to provide an additional ramp)
- rigging and launching areas for junior sailors
- RSL memorial located within the parkland adjacent to the club building
- future expansion of the club
- potential of shared space with WVSRG
- new facilities to be constructed prior to the Club having to vacate their existing premises
- adequate car parking, trailer parking and boat storage area.

Whitfords Volunteer Sea Rescue Group:

- building footprint, layout and location
- ease of access to the boat launching facilities
- adequate equipment storage
- location of radio antennae.

Both the ORSSC and WVSRG will now consider the financials presented and provide comment/input to the project team to enable the business cases to be finalised.

It is anticipated that the business cases will be used to obtain the necessary funding for the construction of the required facilities.

Community Engagement

LandCorp recently commenced an Ocean Reef Marina myth busting ('Reel Facts') social media and website campaign. A number of myths surrounding the development will be addressed over the coming months including (but not limited to):

- "The marina will never happen".
- "Water in the marina won't flush".
- "The buildings look ugly; the public spaces are boring".
- "All plans for the artificial reef have been scrapped".
- "The marina has become a residential development".
- "The boat launching facilities will be worse than the current facilities".
- "There won't be enough boat pens".
- "The public spaces have been reduced".
- "There are ocean pools in Sydney – we should have one too".

Other

LandCorp and the project team continues to engage and liaise with a variety of stakeholders. In recent months they have met with representatives from the surfing community, West Coast Abalone Divers Association as well as other individual on a number of issues relating to the development. LandCorp also engages with the Whudjak Working Group to ensure the interests of the traditional landowners are recognised and taken into account.

5 Other matters

Native Title and Abalone Compensation

No additional information is available since the previous Major Projects and Finance Committee meeting held on 6 May 2019.

Issues and options considered

Not applicable.

Legislation / Strategic Community Plan / Policy implications

Legislation The City is governed by the requirements of the *Local Government Act 1995* in relation to dealings involving commercial undertakings and land development.

Other applicable legislation includes:

- *Planning and Development Act 2005.*
- *Environmental Protection Act 1986.*
- *Fisheries Adjustment Scheme Act 1987.*
- *Land Administration Act 1997.*
- *Environmental Protection, Biodiversity and Conservation Act 1999 (Cwlth).*
- *Native Title Act 1993 (Cwlth).*

The approvals for the development are influenced by State Planning and Development Control policies:

- *2.6: State Coastal Planning Policy.*
- *2.8: Bushland Policy for the Perth Metropolitan Region.*
- *3.7: Planning in Bushfire Prone Areas.*
- *1.8: Canal Estates and Artificial Water.*

Strategic Community Plan

Key theme Economic Prosperity, Vibrancy and Growth.

Objective Destination City.

Strategic initiative

- Facilitate the establishment of major tourism infrastructure.
- Encourage diverse accommodation options.

Policy *Local Planning Scheme No. 3.*

Risk management considerations

The execution of the MOU ensures that the City's interests in the project are acknowledged and protected. Further it allows the City to negotiate with the State Government on matters such as land tenure, on-going management responsibilities of a constructed marina and the City's contribution to the construction of community infrastructure (if any).

The financial analysis currently being undertaken by the City will ensure relevant and up-to-date information on the financial impact of the construction and on-going operation of the marina on the City is available. This analysis will assist in the City's negotiations with LandCorp and the Department of Transport on the on-going project, development and operational responsibilities. Further, this analysis and any future financial analyses will mitigate the risk of the City being placed in a position where the financial burden of its on-going responsibilities is untenable.

Financial / budget implications

Current financial year impact

Account no.	C1001.
Budget Item	Ocean Reef Marina.
Budget amount	\$ 93,141
Amount spent to date	\$ -
Balance	\$ 93,141

Total Project Expenditure (as at 31 March 2019 including internal staff costs)

2007-08	\$ 133,241
2008-09	\$ 968,284
2009-10	\$ 266,604
2010-11	\$ 325,046
2011-12	\$ 388,552
2012-13	\$ 376,393
2013-14	\$ 838,371
2014-15	\$ 1,314,917
2015-16	\$ 1,163,151
2016-17	\$ 575,906
2017-18	\$ 174,832
2018-19	\$ 58,067
LESS Grants Received	\$ <u>(1,285,500)</u>
Total City Expenditure	\$ 5,297,135

2019-20

The 2019-20 project budget is \$93,141 which covers staff costs, communications and marketing (independent of LandCorp's stakeholder engagement strategy), legal advice as well as an allocation for the City to undertake financial / economic investigations on the on-going financial impacts (both income and expenditure) of the project. LandCorp is responsible for all costs related to the project (not directly attributable to the City).

Annual operating cost	Investigations into the on-going financial impacts (both income and expenditure) have commenced based on the refined concept plan and other information provided by LandCorp.
Estimated annual income	
Capital replacement	The outcomes of these investigations will inform the City's negotiations with LandCorp on the matters identified in this Report, the outcomes of which will enable a more accurate determination on whole of life impacts.
20 Year Strategic Financial Plan impact	
Impact year	The outcomes will also enable a detailed Business Case (if required) to be prepared for the disposal of the City's freehold land for the development.

All amounts quoted in this report are exclusive of GST.

Regional significance

The Ocean Reef Marina development will become a significant tourist / visitor destination and a key focal point within the northern Perth corridor.

Sustainability implications

Infrastructure Sustainability

At its meeting held on 20 February 2018 (CJ031-02/18 refers) it was agreed that Council, among other things:

“3 *REQUESTS the City to liaise with and request LandCorp to pursue development parameters which will deliver world class sustainable built form at the Ocean Reef Marina.*”

The project has been registered for an Infrastructure Sustainability (IS) Planning rating from the Infrastructure Sustainability Council of Australia.

Significant progress has been made on the completion of the Infrastructure Sustainability Scorecard | Planning 2.0 which forms the basis of IS Planning Rating. The project will be rated on several categories including the environment which includes the following sub-categories:

- Energy and carbon.
- Green infrastructure.
- Environmental impacts.
- Resource efficiency.
- Water.
- Ecology.

Nine Innovation Ideas

The City is represented on all working groups relating to the Nine Innovation Ideas identified by the Ocean Reef Marina Project team:

- big picture, world-scale land uses
- smart precinct / smart marina
- water wise development
- low carbon integrated energy system / micro-grid
- smart waste precinct
- abalone artificial reef and dive trail
- future proofed transport
- self-sustained community development
- celebrating coastal maritime and indigenous cultural history.

It should be noted that the CRCWSC program outlined previously in this report will support and inform the outcomes of working group deliberations on the above innovation ideas.

Consultation

LandCorp's stakeholder engagement strategy identifies His Worship the Mayor, Elected Members and the City as well as Ministers, State Government agencies and special interest groups such as abalone industry representatives as key stakeholders in the project.

The strategy also complements and builds on the community engagement undertaken by the City throughout the life of the project. The City has provided LandCorp with extensive information on the outcomes of past engagement with the community as well as other key stakeholders (including Government agencies).

COMMENT

Since the previous meeting of the Major Projects and Finance Committee held on 6 May 2019, the Ocean Reef Marina project has progressed in accordance with the amended program prepared by LandCorp.

The tight timeframes proposed by the program presents several challenges for the LandCorp and the project team.

One challenge specific to the City is successful negotiations with LandCorp to ensure that the City's substantial investment in the project (in terms of expenditure, existing infrastructure and freehold land) is acknowledged and suitable recompense provisioned in any executed agreement.

The City continues to provide support to LandCorp and the project at all levels of the project and is committed to protecting the City's vision for, and investment in, the Ocean Reef Marina.

VOTING REQUIREMENTS

Simple Majority.

MOVED Cr Taylor, SECONDED Cr Hamilton-Prime that the Major Projects and Finance Committee NOTES the Ocean Reef Marina Project Status report.

The Motion was Put and

CARRIED (7/0)

In favour of the Motion: Mayor Jacob, Crs Chester, Fishwick, Hamilton-Prime, Hollywood, Poliwka and Taylor.

ITEM 7 STATUS REPORT ON CITY FREEHOLD PROPERTIES PROPOSED FOR DISPOSAL AND A PROPOSED CROWN LAND ACQUISITION

WARD	All
RESPONSIBLE DIRECTOR	Mr Garry Hunt Office of the CEO
FILE NUMBER	63627, 101515
ATTACHMENT	Attachment 1 Lot 2 (20) Kanangra Crescent, Greenwood Attachment 2 Lot 803 (15) Burlos Court, Joondalup Attachment 3 Lot 12223 (12) Blackwattle Parade, Padbury
AUTHORITY / DISCRETION	Executive - The substantial direction setting and oversight role of Council, such as adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.

PURPOSE

For the Major Projects and Finance Committee to note the progress towards the disposal of two City-owned freehold properties and the acquisition of a Crown land community purpose reserve.

EXECUTIVE SUMMARY

At its meeting held on 21 May 2019 (CJ063-05/19 refers) Council supported the disposal of Lot 2 (20) Kanangra Crescent, Greenwood (Attachment 1 refers) to Green 55 Pty Ltd. The sale of Lot 2 (20) Kanangra Crescent, Greenwood results in 11 of the original 14 sites being considered for sale now having sold with two sites being withdrawn from sale.

Except for Lot 2 (20) Kanangra Crescent, Greenwood, Table 1 below indicates the sales proceeds achieved.

To date the offers regarding the remaining site, Lot 803 (15) Burlos Court, Joondalup (Attachment 2 refers) have been unacceptable and taking a broader and more proactive approach on other potential development opportunities appears timely. Contacting the Department of Communities (DoC) in order to investigate a collaborative development project for Lot 803 (15) Burlos Court, Joondalup is an opportunity that may be well received by the DoC and result in benefits to the community.

Concerning the City's acquisition of Lot 12223 (12) Blackwattle Parade, Padbury (Attachment 3 refers), the City is now the owner of the site.

At its meeting held on 19 March 2019 (CJ031-03/19 refers) Council authorised the CEO to dispose of the site by public auction and if this proved unsuccessful, private treaty. Under Section 3.58 of the *Local Government Act 1995*, public tender is also a land disposal option and is an opportunity for the City to examine the potential benefits of this method.

It is therefore recommended that the Major Projects and Finance Committee:

- 1 *NOTES the status report on the progress of the City's proposed disposal of two freehold land sites and the finalised acquisition of the community purpose reserve Lot 12223 (12) Blackwattle Parade, Padbury;*
- 2 *NOTES that the City will approach the Department of Communities concerning a potential collaborative development project regarding Lot 803 (15) Burlos Court, Joondalup;*
- 3 *NOTES that sale and development opportunities via a public tender process will be examined concerning Lot 12223 (12) Blackwattle Parade, Padbury;*
- 4 *NOTES a further status report on the progress of the City's freehold land disposal project will be submitted to a Major Projects and Finance Committee meeting at a future date.*

BACKGROUND

The land disposal project commenced early in 2010 with investigations into community purpose sites that were considered surplus to requirements. After those investigations, Council decided that use of these sites should be for the development of units for people over age 55 allowing residents the opportunity to 'age in place.' A restricted zoning and a suitably conditioned contract of sale reinforced this, and also prevented rezoning of the sites in the future.

The City's freehold land disposal project initially included 14 sites. Lot 181 (4) Rowan Place, Mullaloo (CJ096-05/12 refers) and Lot 971 (52) Creaney Drive, Kingsley (CJ103-06/14 refers) were withdrawn from sale. At the time of the 2013 valuation for Lot 971 (52) Creaney Drive, Kingsley, the combined value of these two properties was in the vicinity of \$4.5 million.

Table 1 indicates the 10 sites that have sold to date and their sales price.

Except for the site that was sold to Masonic Care WA in Kingsley, Council approved the sale of these properties for the development of 'Aged and Dependent Persons' Dwellings' – or unit developments for people over 55 years of age.

Table 1 (GST exclusive)

Property	Date Sold	Sale Price
Lot 200 (18) Quilter Drive, Duncraig	March 2013	\$ 1,350,000
Lot 766 (167) Dampier Avenue, Kallaroo	March 2013	\$ 1,055,000
Lot 147 (25) Millport Drive, Warwick	March 2013	\$ 1,340,000
Lot 613 (11) Pacific Way, Beldon	March 2013	\$ 700,000
Lot 671 (178) Camberwarra Drive, Craigie	March 2013	\$ 828,000
Part Lot 702 (11) Moolanda Boulevard, Kingsley	August 2015	\$ 1,050,000
Lot 745 (103) Caridean Street, Heathridge	December 2015	\$ 874,000
Lot 23 (77) Gibson Avenue, Padbury	December 2016	\$ 1,800,000
Lot 900 (57) Marri Road, Duncraig	July 2017	\$ 1,030,000
Lot 1001 (14) Camberwarra Drive, Craigie	December 2017	\$ 990,000
	TOTAL	\$11,017,000

Concerning Lots 2 (20) Kanangra Crescent, Greenwood and Lot 803 (15) Burlos Court, Joondalup, at its meeting held on 19 March 2019 (CJ032-03/19 refers) Council resolved in part the following:

“2 *AUTHORISES the Chief Executive Officer to dispose of the following sites by private treaty, public tender or public auction:*

2.1 *Lot 803 (15) Burlos Court, Joondalup;*

2.2 *Lot 2 (20) Kanangra Crescent, Greenwood.”*

Lot 2 (20) Kanangra Crescent, Greenwood has now sold and is awaiting settlement.

Concerning the City’s acquisition of Lot 12223 (12) Blackwattle Parade, Padbury at its meeting held on 19 March 2019 (CJ031-03/19 refers) Council resolved in part the following:

“1 *AUTHORISES the Chief Executive Officer to dispose of Lot 12223 (12) Blackwattle Parade, Padbury by public auction on the property being owned by the City;*

2 *AUTHORISES the Chief Executive Officer to dispose of Lot 12223 (12) Blackwattle Parade, Padbury by private treaty should the public auction process be unsuccessful.”*

DETAILS

Table 2

	Property Address	Land Disposals – Current Status
1	<p>Lot 2 (20) Kanangra Crescent, Greenwood.</p> <p>Land Area: 3,005m².</p> <p>Attachment 1 refers.</p>	<p>This site is zoned Residential with a restricted use to ‘Aged or Dependent Persons’ Dwellings’ and it has a density code of R40.</p> <p>At its meeting held on 21 May 2019 (CJ063-05/19 refers) Council supported the disposal of Lot 2 (20) Kanangra Crescent, Greenwood to Green 55 Pty Ltd for the amount of \$1,225,000 exclusive of GST under the margin scheme.</p> <p>The contract of sale has been executed by both parties and a settlement date is awaited.</p>
2	<p>Lot 803 (15) Burlos Court, Joondalup.</p> <p>Land Area: 4,410m².</p> <p>Attachment 2 refers.</p>	<p>This site is zoned Residential with a restricted use to ‘Aged or Dependent Persons’ Dwellings’ and it has a density code of R60. Council considered the potential removal of the restricted use on this property at its meeting held on 19 March 2019 (CJ032-03/19 refers) and resolved it be retained.</p> <p>During June 2019, two offers received for this site were unacceptable based on the conditions requested and the purchase price offered.</p> <p>It is potentially timely for an alternative approach to the sale of Lot 803 (15) Burlos Court, Joondalup to be considered and one option is contacting the DoC to discuss the potential of a collaborating on a “demonstration” type development project.</p>

	Property Address	Land Disposals – Current Status
		The size, density code, surrounding land uses, transport links and local amenities regarding Lot 803 (15) Burlos Court, Joondalup could prove to be interesting to the DoC and result in vulnerable cohorts of the community having the benefit of housing options that are in short supply currently.
	Property Address	Crown Land Acquisition – Current Status
1	Lot 12223 (12) Blackwattle Parade, Padbury Land Area: 3,332m ² Attachment 3 refers	The City now owns Lot 12223 (12) Blackwattle Parade, Padbury receiving the Certificate of Title on 26 June 2019. Public auction of this site was being considered, however, prior to proceeding, examination of a public tender that includes a development proposal for the site could be investigated.

Issues and options considered

Reconsideration of the City's approach to the sale of Lot 803 (15) Burlos Court, Joondalup and Lot 12223 (12) Blackwattle Parade, Padbury is timely. Offers received on Lot 803 (15) Burlos Court, Joondalup are not resulting in its sale and the fact that Lot 12223 (12) Blackwattle Parade, Padbury is a commercial site in excess of 3,000m² merits all disposal options being considered.

Legislation / Strategic Community Plan / Policy implications

Legislation	Sections 3.58 and 3.59 of the <i>Local Government Act 1995</i> , together with the <i>Local Government (Functions and General) Regulations 1996</i> determine how a local government may dispose of property.
Strategic Community Plan	
Key theme	Quality Urban Environment.
Objective	Quality built outcomes. Buildings and landscaping are suitable for the immediate environment and reflect community values.
Key theme	Financial Sustainability.
Objective	Financial diversity.
Strategic initiative	Identify opportunities for new income streams that are financially sound and equitable.
Policy	<i>Asset Management Policy.</i> <i>Sustainability Policy.</i>

Risk management considerations

Disposal of property needs to comply with the requirements of sections 3.58 and 3.59 of the *Local Government Act 1995*, which are designed to ensure openness and accountability in the disposal process.

There is always the potential that the reserve price on a City property will not be realised. Reserves are based on current market valuations obtained from a licensed valuer. The City will not consider an outright sale of a freehold land site below these reserves.

The recommendations for disposal are based on a combination of the best financial return, planning outcomes, and community benefit.

Financial / budget implications

Council has agreed that the proceeds from the sale of freehold land are to be transferred to the Joondalup Performing Arts and Cultural Facility Reserve Fund. The Reserve Fund held an amount of \$19,702,939 during 2018-19.

Proceeds achieved from the future sale of Lot 12223 (12) Blackwattle Parade, Padbury are required to be spent on capital / community projects in line with the definition of "Community Purposes" under *Local Planning Scheme No. 3 (LPS3)*.

The associated main expenditure costs related to the City's disposal of freehold land are legal and settlement fees, advertising costs, valuation costs, land surveying and costs related to subdivision / amalgamations

Regional significance

Not applicable.

Sustainability implications

City freehold land that has been set aside for community use should not be disposed of without there being a nominated purpose addressing a community need.

Concerning the freehold land disposal project to date, Council has supported the restricted use of 'Aged or Dependent Persons' Dwellings' providing alternative housing choices for the City's ageing population. Potentially, other cohorts of the community should now be considered.

The sale proceeds from the eventual disposal of Lot 12223 (12) Blackwattle Parade, Padbury will be used for community projects.

Consultation

Public auction, public tender and private treaty methods have been used regarding the City's land disposal project. Advertising is a requirement with all three methods unless, in respect of private treaty, the disposal is exempt under Regulation 30 of the *Local Government (Functions and General) Regulations 1996*.

The statutory public advertising period of 42 days for amendments to LPS3 provides an opportunity for the community to make a submission on the future intent for the site on disposal.

The method of community consultation followed during the proposed acquisition of Lot 12223 (12) Blackwattle Parade, Padbury, was conducted in accordance with the City's approved *Community Consultation and Engagement Policy* and *Community Engagement Protocol*.

COMMENT

Lot 803 (15) Burlos Court, Joondalup and Lot 12223 (12) Blackwattle Parade, Padbury are available for sale and due to there being mixed results from recent auctions and a slow market, all options should be examined for optimisation. Lot 803 (15) Burlos Court, Joondalup is well placed for a housing collaboration project with State Government and this can be investigated.

The disposal and future development of Lot 12223 (12) Blackwattle Parade, Padbury might be better served if a public tender was called that included the proposed development of the site.

Prior to these sites' potential disposal by public auction, investigations into the suggested alternative options are recommended.

VOTING REQUIREMENTS

Simple Majority.

MOVED Cr Hollywood, SECONDED Cr Hamilton-Prime that the Major Projects and Finance Committee:

- 1 NOTES the status report on the progress of the City's proposed disposal of two freehold land sites and the finalised acquisition of the community purpose reserve Lot 12223 (12) Blackwattle Parade, Padbury;**
- 2 NOTES that the City will approach the Department of Communities concerning a potential collaborative development project regarding Lot 803 (15) Burlos Court, Joondalup;**
- 3 NOTES that sale and development opportunities via a public tender process will be examined concerning Lot 12223 (12) Blackwattle Parade, Padbury;**
- 4 NOTES a further status report on the progress of the City's freehold land disposal project will be submitted to a Major Projects and Finance Committee meeting at a future date.**

The Motion was Put and

CARRIED (7/0)

In favour of the Motion: Mayor Jacob, Crs Chester, Fishwick, Hamilton-Prime, Hollywood, Poliwka and Taylor.

Appendix 6 refers

To access this attachment on electronic document, click here: [Attach6agnMPF190715.pdf](#)

**ITEM 8 CONFIDENTIAL - INTEREST IN CITY FREEHOLD
LAND - LOT 67 (5) TRAPPERS DRIVE, WOODVALE**

WARD	All
RESPONSIBLE DIRECTOR	Mr Garry Hunt Office of the CEO
FILE NUMBER	107525
ATTACHMENT	Attachment 1 Location Plan Attachment 2 Site Plan

(Please Note: The Report and Attachments are confidential and will appear in the official Minute Book only).

AUTHORITY / DISCRETION Information - includes items provided to Council for information purposes only that do not require a decision of Council (that is for 'noting').

This report is confidential in accordance with Section 5.23(2)(e)(iii) of the *Local Government Act 1995*, which also permits the meeting to be closed to the public for business relating to the following:

- *A matter that if disclosed, would reveal information about the business, professional, commercial or financial affairs of a person.*

A full report was provided to Elected Members under separate cover. The report is not for publication.

MOVED Cr Poliwka, SECONDED Cr Taylor that the Major Projects and Finance Committee:

- 1 NOTES an interest in purchasing part of Lot 67 (5) Trappers Drive, Woodvale as detailed in this Report;**
- 2 NOTES any proposal and other related options will be assessed as part of a needs and feasibility study;**
- 3 NOTES that a progress report be submitted to a Major Projects and Finance Committee meeting at a future date.**

The Motion was Put and

CARRIED (7/0)

In favour of the Motion: Mayor Jacob, Crs Chester, Fishwick, Hamilton-Prime, Hollywood, Poliwka and Taylor.

URGENT BUSINESS

Nil.

MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil.

REQUESTS FOR REPORTS FOR FUTURE CONSIDERATION

Nil.

CLOSURE

There being no further business, the Presiding Member declared the meeting closed at 7.03pm; the following Committee Members being present at that time:

MAYOR HON. ALBERT JACOB, JP
CR JOHN CHESTER
CR RUSS FISHWICK, JP
CR CHRISTINE HAMILTON-PRIME
CR KERRY HOLLYWOOD
CR RUSSELL POLIWKA
CR PHILIPPA TAYLOR