

minutes

Major Projects and Finance Committee

MEETING HELD ON **MONDAY 9 MARCH 2020**

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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 9 MARCH 2020.

ATTENDANCE

Committee Members

Cr John Logan	<i>Presiding Member</i>	
Mayor Hon. Albert Jacob, JP		<i>Absent from 7.19pm to 7.21pm</i>
Cr John Raftis	<i>Deputy Presiding Member</i>	<i>Absent from 7.53pm to 7.57pm</i>
Cr Russell Poliwka		<i>Absent from 7.02pm to 7.03pm and from 7.35pm to 7.45pm</i>
Cr Tom McLean, JP		
Cr Nige Jones		<i>to 7.57pm</i>
Cr Suzanne Thompson		
Cr Philippa Taylor	<i>Deputising for Cr Jones</i>	<i>from 7.57pm; Absent from 7.58pm to 8.00pm</i>

Observers

Cr John Chester	
Cr Philippa Taylor	<i>to 7.57pm</i>

Officers

Mr Garry Hunt	Chief Executive Officer	<i>Absent from 6.54pm to 6.56pm</i>
Mr Nico Claassen	Director Infrastructure Services	<i>Absent from 7.29pm to 7.30pm</i>
Mr Mat Humfrey	Director Corporate Services	
Mr Brad Sillence	Manager Governance	
Mr Blignault Olivier	Manager City Projects	
Mrs Genevieve Hunter	Senior Projects Officer	<i>to 7.59pm</i>
Mr Scott Collins	Senior Projects Officer	<i>to 7.36pm</i>
Mrs Lesley Taylor	Governance Officer	

DECLARATION OF OPENING

The Presiding Member declared the meeting open at 5.46pm.

DECLARATIONS OF INTEREST**Disclosure of Financial / Proximity Interest**

Name/Position	Cr Russell Poliwka.
Item No./Subject	Item 10 – Confidential – Joondalup City Centre Development – Project Status.
Nature of interest	Proximity Interest.
Extent of Interest	Cr Poliwka owns property adjacent to part of the development.

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 1 – Ocean Reef Marina Project Status.
Nature of interest	Interest that may affect impartiality.
Extent of Interest	Cr Taylor is a member of the Joondalup RSL and the Ocean Reef Sea Sports Club.

Name/Position	Mr Mat Humfrey – Director Corporate Services.
Item No./Subject	Item 4 – 2021-22 Community Facility Refurbishment Project – Emerald Park Clubrooms.
Nature of interest	Interest that may affect impartiality.
Extent of Interest	Mr Humfrey's son is a member of the Edgewater / Woodvale Junior Football Club.

Name/Position	Cr Philippa Taylor.
Item No./Subject	Item 11 – Confidential – Ocean Reef Marina – Land Tenure and Assembly.
Nature of interest	Interest that may affect impartiality.
Extent of Interest	Cr Taylor is a member of the Joondalup RSL and the Ocean Reef Sea Sports Club.

Name/Position	Cr Philippa Taylor.
Item No./Subject	Item 12 - Confidential – Ocean Reef Marina – Financial Evaluation.
Nature of interest	Interest that may affect impartiality.
Extent of Interest	Cr Taylor is a member of the Joondalup RSL and the Ocean Reef Sea Sports Club.

Name/Position	Mr Mat Humfrey – Director Corporate Services.
Item No./Subject	Item 13 - Confidential – Edgewater Quarry Masterplan Project Status.
Nature of interest	Interest that may affect impartiality.
Extent of Interest	Mr Humfrey resides in Edgewater and is a former member of the Edgewater Quarry Community Reference Group.

APOLOGIES / LEAVE OF ABSENCE

Leave of Absence Previously Approved:

Cr John Logan	12 to 15 March 2020 inclusive;
Cr John Logan	26 April to 3 May 2020 inclusive;
Cr Christine Hamilton-Prime	1 May to 8 June 2020 inclusive.

CONFIRMATION OF MINUTES

MINUTES OF THE MAJOR PROJECTS AND FINANCE COMMITTEE MEETING HELD ON 9 SEPTEMBER 2019 AND SPECIAL MAJOR PROJECTS AND FINANCE COMMITTEE MEETING HELD ON 4 NOVEMBER 2019

MOVED Mayor Jacob, SECONDED Cr Poliwka that the minutes of the following meetings of the Major Projects and Finance Committee be CONFIRMED as a true and correct record:

- 1 Major Projects and Finance Committee Meeting held on 9 September 2019;**
- 2 Special Major Projects and Finance Committee Meeting held on 4 November 2019.**

The Motion was Put and

CARRIED (7/0)

In favour of the Motion: Cr Logan, Mayor Jacob, Crs Jones, McLean, Poliwka, Raftis and Thompson.

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.

MOTION TO CHANGE ORDER OF BUSINESS – [02154, 08122]

MOVED Cr Logan, **SECONDED** Cr Jones that the Major Projects and Finance Committee in accordance with clause 14.1 of the *City of Joondalup Meeting Procedures Local Law 2013*, suspends the operation of clause 4.3 – Order of Business of the *City of Joondalup Meeting Procedures Local Law 2013*, to enable consideration of:

1 Item 11 Confidential – Ocean Reef Marina – Land Tenure and Assembly;

2 Item 12 Confidential – Ocean Reef Maria – Financial Evaluation,

to be discussed after consideration of Item 1 – Ocean Reef Marina Project Status.

The Motion was Put and

CARRIED (7/0)

In favour of the Motion: Cr Logan, Mayor Jacob, Crs Jones, McLean, Poliwka, Raftis and Thompson.

MOTION TO CHANGE ORDER OF BUSINESS – [02154, 08122]

MOVED Cr Logan, **SECONDED** Cr McLean that the Major Projects and Finance Committee in accordance with clause 14.1 of the *City of Joondalup Meeting Procedures Local Law 2013*, suspends the operation of clause 4.3 – Order of Business of the *City of Joondalup Meeting Procedures Local Law 2013*, to enable consideration of:

1 Item 14 Confidential – Offer on Lot 803 (15) Burlos Court, Joondalup;

2 Item 15 Confidential – Status Report on the Interest in the City Freehold Land – Lot 67 (5) Trappers Drive, Woodvale,

to be discussed after consideration of Item 2 – Status Report on City Freehold Properties Proposed for Disposal and Potential Crown Land Acquisitions.

The Motion was Put and

CARRIED (7/0)

In favour of the Motion: Cr Logan, Mayor Jacob, Crs Jones, McLean, Poliwka, Raftis and Thompson.

REPORTS**Disclosure of interest affecting impartiality**

Name/Position	Cr Philippa Taylor.
Item No./Subject	Item 1 – Ocean Reef Marina Project Status.
Nature of interest	Interest that may affect impartiality.
Extent of Interest	Cr Taylor is a member of the Joondalup RSL and the Ocean Reef Sea Sports Club.

ITEM 1 OCEAN REEF MARINA PROJECT STATUS**WARD** North Central**RESPONSIBLE DIRECTOR** Mr Garry Hunt
Office of the CEO**FILE NUMBER** 04171, 101515

ATTACHMENTS

Attachment 1 Refined Ocean Reef Marina Concept Plan dated November 2019

Attachment 2 Ocean Reef Marina Public Realm Masterplan

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 project.

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 presented to the Major Projects and Finance Committee at its meeting held on 9 September 2019 (Item 2 refers):

- Liaison and engagement with the State Government through DevelopmentWA (formerly LandCorp).
- Concept Plan refinement.
- Environmental and planning approvals.
- Stakeholder and Community engagement.
- Other matters.

During the past six months the projects have achieved several significant milestones including the following:

- Ministerial approval of the Environmental Protection Authority's recommendation that environmental approval be granted to the project, with strict conditions.
- Approval of the s45C (*Environmental Protection Act 1986*) submission which takes into consideration the amended concept plan.
- Gazettal of Metropolitan Region Scheme (MRS) Amendment 1270/41.
- Passing of the Marmion Marine Park Reserves Bill which excises the development from the marine park.
- Gazettal of Improvement Plan 51 – Ocean Reef Marina.
- Submission of Development Applications for the proposed early works (scheduled to commence in the coming months).
- Submission of Development Applications for the construction of the breakwaters (scheduled to commence prior to the end of 2020).

Details of the above milestones and other matters relating to project progress are provided in this Report.

It is therefore recommended that the Major Projects and Finance Committee NOTES the Ocean Reef Marina Project Status as detailed in this Report.

BACKGROUND

State Government / DevelopmentWA

Following the State Government announcement in September 2017 that LandCorp (now DevelopmentWA) would implement the Ocean Reef Marina project, the City's ongoing involvement in the project is 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.

Concept Plan Refinement

The preferred Concept Plan was endorsed for community engagement by the Government Steering Committee in August 2018 and released to the community at the Community Open Day held in October 2018 attended by over 2,000 local residents and community stakeholders.

The plan was developed following an extensive review process undertaken by the Project Steering Group, with considerable input from the Department of Transport (DoT).

Further refinements were made following engagement with the Ocean Reef Sea Sports Club (ORSSC) and Marine Rescue Whitfords (MRW)¹ to ensure the most optimum outcome is achieved for these entities (Attachment 1 refers).

Planning and Environmental Approvals

Metropolitan Region Scheme Amendment 1270/41

MRS Amendment 1270/41 was advertised for public comment from November 2016 to February 2017.

¹ The Whitfords Volunteer Sea Rescue Group is now known as Marine Rescue Whitfords aligning with the name of the parent body – Marine Rescue Western Australia.

In collaboration with DevelopmentWA, the City prepared and submitted responses to the 95 submissions received.

Following the finalisation of the Public Environmental Review (PER) process, the Western Australian Planning Commission (WAPC) considered the written submissions and the views expressed during the seven hearings and recommended that the amendment should proceed, but with modifications.

Negotiated Planning Outcome for Bush Forever Site 325

The implementation of the draft Negotiated Planning Outcome for Bush Forever Site 325 (NPO) commenced with the identification and acquisition of a parcel of land suitable as an off-set for the portion of Bush Forever Site 325 required for the development.

During its deliberations on MRS Amendment 1270/41, the WAPC considered the draft NPO and approved the land acquisition and rehabilitation strategies. The WAPC felt that the NPO had been satisfactorily addressed for the MRS Amendment to progress. However, it was noted that the NPO was not yet complete.

Public Environmental Review

Public advertising of the PER documents occurred concurrently with MRS Amendment 1270/41 from November 2016 to February 2017. Responses to submissions received, both public and agency, were finalised and accepted by the Environmental Protection Authority (EPA) in October 2018.

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

On 16 August 2019, Hon Stephen Dawson MLC, Minister for the Environment announced that the Ocean Reef Marina development had received environmental approval subject to strict conditions which include stringent monitoring and management plans during both the construction and operation phases of the development.

Marmion Marine Park

As the Ocean Reef Development will extend into the Marmion Marine Park, excision of the development from the marine park was required.

The Conservation and Parks Commission provided in-principle support for the excision (subject to the project receiving the required statutory approvals) and a Cabinet submission was 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 the Environment (as part of the PER process) about Government agencies working together to address these matters.

Draft preliminary Ocean Reef Marina Structure Plan

As the alternate planning framework described later in this Report is acceptable to WAPC and other relevant authorities, an Ocean Reef Marina Structure Plan is no longer required at this stage.

Stakeholder and Community Engagement

The extensive Stakeholder Engagement and Communications Strategies (developed by DevelopmentWA and endorsed by the Government Steering Community) are being implemented and the City assists as requested and required. These strategies are continually monitored and updated with input from the City.

OtherNative Title

As previously reported to the Major Projects and Finance Committee at its meeting held on 11 March 2019 (Item 4 refers), the South West Native Title Settlement (SWNTS) was registered in the National Native Title Tribunal in October 2018. Since that time several parties have sought applications for a Judicial Review of the SWNTS.

Agreement on the SWNTS would effectively extinguish all Native Title claims for the project.

Abalone Compensation

In November 2018, State Cabinet formally approved the establishment of a Voluntary Fisheries Adjustment Scheme (VFAS) to facilitate compensation to the commercial abalone licence holders impacted by the development of the Ocean Reef Marina.

The VFAS will be established and implemented by the Department of Primary Industries and Regional Development (Fisheries) (DPIRD).

Engagement is on-going with DPIRD and Recfishwest to facilitate a suitable strategy for non-commercial licence holders who fall outside the provisions of the *Fisheries Adjustment Scheme Act 1987*.

DETAILS**State Government / DevelopmentWA**Land Assembly and the City's freehold land

Clause 6.1 of the MOU between the City and DevelopmentWA outlines the City's responsibilities 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.”*

Further details on the proposed options and issues relating to land assembly are provided in a separate report on this agenda (Item 11 refers).

Marina Management Agreement

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

The draft model includes a financial analysis of the on-going operation and management of the marine components of the development only and will form the basis of the Marina Management Agreement.

Extensive liaison has occurred between DevelopmentWA, DoT and the City to finalise the Marina Management Agreement however, several issues are yet to be satisfactorily resolved.

These include, but are not limited to:

- identification of the Marina Manager: DoT has advised that it would assume the role of Marina Manager as a last resort only. Therefore, DevelopmentWA are investigating other options
- the demarcation line between the marine and land-based components.

As the Marina Management Agreement will impact the City and inform the required agreement/s between the City and DevelopmentWA, it is of considerable importance that it is finalised and executed as soon as possible.

The agreement also influences the finalisation and accuracy of the City's financial analysis and evaluation. Details of the analysis and evaluation are provided in a separate report on this agenda.

Development Application/s

At its meeting held on 18 February 2020 (CJ003-02/20 refers), Council approved (with conditions) the Development Application (DA) for the early works component of the development.

The early works as proposed include construction of the extension of Hodges Drive, realignment of Boat Harbour Quays, the construction of a site compound area and a stockpile location.

The extension of Hodges Drive will enable access to the ORSSC, MRW, boat ramps and boat trailer parking to be maintained during future construction phases.

Pedestrian and bicycle access along the existing principal shared path will continue to be provided via a temporary alignment.

DevelopmentWA anticipates that the early works will commence in the coming months and continue for approximately 15 weeks.

The City has also received a DA for the construction of the breakwaters and associated infrastructure. The DA proposes construction of an access road for construction vehicles (Resolute Way roundabout), construction of the outer breakwaters, creation of a stockpile area and demolition of existing outer breakwater

It is anticipated these works will commence prior to the end of 2020.

As both these works require clearing of native vegetation, clearing permits have, or will be, applied for through the Department of Water and Environmental Regulation. The City supports granting the clearing permits.

The application is unusual in that it spans the MRS Urban zone over which the City of Joondalup has jurisdiction but which is currently 'unzoned' in *the Local Planning Scheme No. 3* and also spans the area of the MRS identified as Parks and Recreation reserve over which the WAPC has jurisdiction.

DPLH has advised that the most appropriate approval mechanism is via the Metropolitan North West Joint Development Assessment Panel. In accordance with the Development Assessment Panel Regulations, both the WAPC and the City will be required to provide a Responsible Authority Report.

A separate report on the breakwaters DA will be presented to Council at a future date.

Access Licence

As the Land Assembly / Tenure requirements have not been finalised, to enable early works to commence the City has granted DevelopmentWA an Access Licence to enter and clear portions of the City's freehold land required for the early works.

The term of the licence is from 28 January until 31 August 2020.

Project Development Agreement

Clauses 7.3 and 7.4 of the MOU state that:

"7.2 The Parties agree to enter into a detailed Development Agreement as required to deal with the implementation of the Project which will replace this MOU.

7.3 The Parties agree to enter into any other agreements required to deal with matters not covered by this MOU."

Preparation of a draft Development Agreement between the City and DevelopmentWA has commenced.

The Agreement will cover such things as follows:

- Agreement of the concept plan for the project and the process required for changes to the concept plan.
- Agreement of DevelopmentWA to undertake the marina development (at no further cost to the City) unless separately agreed by the City.
- The planning steps that will be taken to implement the project as well as the lead agency in relation to each of them.
- The conditions precedent that the City requires to be satisfied before it will agree to transfer the required land.

- Allocation of risk and liability during each stage of the development.
- The timing for the development and the process to change that timing.
- The process and timing for the City to:
 - subdivide its land
 - transfer its land to the State or DevelopmentWA
 - relinquish its management orders of the relevant Crown Land parcels required for the development.
- The process and timing for the necessary changes to the City's local government boundary.
- Compensation to the City in exchange for:
 - costs incurred to date
 - the land transferred
 - the management orders relinquished
 - existing revenue sources that will be foregone.
- How and when that compensation will be provided to the City.
- Determination of potential for rating boat pens and other commercial operations that are the responsibility of the Marina Manager.
- Formation of a formal project control / project liaison group.
- Arrangements for both the ORSSC and MRW.

The above list is not considered exhaustive as there may be other matters identified for inclusion during negotiations between the City and DevelopmentWA.

It is anticipated that the draft Development Agreement will be finalised and executed prior to the completion of the early works. The draft agreement will be presented for consideration at a future Council meeting.

Government Steering Committee

Meeting No. 12 of the Government Steering Committee was held on Monday 28 October 2019, where the following issues were discussed:

- Marina entrance configuration and physical model testing.
- Project update.
- MRS Amendment.
- Improvement Plan / Scheme.
- Marmion Marine Park Excision.
- Sustainability / Innovation.

Meeting No. 13 of the Government Steering Committee was held on Wednesday 5 February 2020, where the following matters were discussed:

- Public Environmental Review / s45C amendment
- MRS Amendment
- Improvement Plan/Scheme
- Marmion Marine Park Excision.
- Breakwater physical model testing.
- Abalone Offsets.
- Land assembly.
- Appointment of Aboriginal Development Manager and Aboriginal Development Officer.

- Sustainability / Innovation.
- Early works construction.
- Program and Risks.
- Stakeholder and community engagement strategy.

The City is represented on the Steering Committee by His Worship the Mayor and the Chief Executive Officer. Member for Joondalup, Emily Hamilton MLA is also a member of the committee.

Concept Plan Refinement

DevelopmentWA continued to refine the concept plan for the development with minor changes made to the marine services precinct, public open space and central commercial / retail precinct (Attachment 1 refers). The refined plan maintains a similar land use breakdown with minor changes made to the number and scale of the residential dwellings and to the amount of commercial / retail space provided.

Following extensive discussions with DoT, physical modelling was carried out on several breakwater design alternatives. The modelling was undertaken at the New South Wales Government Manly Hydraulics Laboratory.

A 1:55 scale model of the Ocean Reef Marina was constructed to test the breakwater configuration options to find the safest and most effective marina entrance design. The modelling of the Ocean Reef Marina was the largest undertaken at the Manly Hydraulics Laboratory.

The outcome of modelling informed the ultimate configuration and design of the breakwaters and the concept plan was updated accordingly.

A draft Landscape Masterplan has been developed using the refined concept plan with input provided by the Community Reference Group (established by DevelopmentWA), local school students and other stakeholders. Attachment 2 provides the draft Public Realm Masterplan.

Planning and Environmental Approvals

Metropolitan Region Scheme Amendment 1270/41 – Ocean Reef Marina Development

MRS Amendment 1270/41 was endorsed by the Minister for Planning and approved by the Governor in October 2019. The amendment was presented to both Houses of Parliament for 12 sitting days and no objections were received.

MRS Amendment 1270/41 – Ocean Reef Marina came into effect on Friday 29 November 2019.

The total area affected by the amendment is approximately 60.80ha with the following zones:

- Urban Zone: 29.71ha.
- Parks & Recreation: 4.03ha.
- Waterways Reservation: 9,324m².
- Other Regional Roads Reservation: 1,715m².
- Public Purposes (Special Uses) Reservation: 538m².
- Bush Forever removal: 25.96ha.

Ocean Reef Marina Improvement Plan and Scheme

WAPC advised that the consent of the Governor was received for Improvement Plan 51 – Ocean Reef Marina to be gazetted on Tuesday 31 December 2019.

As previously reported at the meeting of the Major Projects and Finance Committee held on 15 July 2019 (Item 6 refers), the planning approvals for the Ocean Reef Marina need to consider the refined concept plan. It has been agreed by the relevant decision-making authorities that an Improvement Plan and Improvement Scheme is the most efficient and effective planning process to progress the development in line with the project program.

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

With the gazettal of Improvement Plan 51 – Ocean Reef Marina, the draft Improvement Scheme and accompanying report has been submitted to the WAPC for consideration.

The draft Improvement Scheme is based on the refined concept plan prepared by DevelopmentWA. The Scheme requirements, Scheme maps and Land Use Table are focused on four precincts – residential, mixed use, marine enterprise and waterways.

The development of the draft Improvement Scheme has been a collaborative process with significant input from the City, Department of Planning, Lands and Heritage and the project consultant team.

The suite of documents provided to the WAPC for review include the following:

- Draft Improvement Scheme text and Scheme maps.
- Draft Improvement Scheme report (rationale and summary of technical investigations).
- Full technical reports as appendices.
- Draft Design Guidelines for Residential, Mixed Use and Marine Enterprise precincts (built form guidance).

The WAPC's Statutory Planning Committee considered the initiation of the Improvement Scheme at its meeting held on 18 February 2020. The first step in the process is public advertising which is anticipated to occur for a period of 90 days (potentially April – June 2020).

It should be noted that once the Improvement Scheme comes into effect, the MRS and local planning scheme (that is, the City's *Local Planning Scheme No. 3*) are suspended and cease to apply to the land and any development of the land commenced on or after the start day of the Improvement Scheme.

Should land be normalised in the future and removed from the Improvement Scheme area, the MRS and local planning scheme will again apply to that removed land.

Negotiated Planning Outcome for Bush Forever Site 325

The NPO has been finalised taking into consideration comments received from the community during the public advertising in 2016-17.

The final NPO also removed the City as the proponent and entity responsible for carrying out the NPO. Responsibility now lies with DevelopmentWA.

The land acquisition component of the NPO (comprising 90% and the requirement) has been completed with a 22.7ha parcel of land in Carabooda purchased and added to the conservation estate.

In collaboration with the City, DevelopmentWA are preparing a Rehabilitation Plan for the 10% (5ha) rehabilitation component of the NPO. To support the plan, a spring vegetation survey was completed in late 2019 and a seed collection program was commenced.

The City will likely be the authority responsible for monitoring the rehabilitation program to ensure it meets the stated completion criteria.

Public Environmental Review

As a condition of the environmental approval for the Ocean Reef Marina (via a Public Environmental Review – the highest level of assessment), the proponent is required to prepare detailed management plans covering such matters as follows:

- Compliance Assessment.
- Marina Construction Monitoring and Management.
- Marine Operations Management.
- Coastal Processes and Wrack Management.
- Abalone Habitat and Biomass Monitoring.
- Benthic Communities and Habitat Offset Strategy.

The above are currently being prepared and it is anticipated that approval of the management plans will occur in mid / late 2020.

Section 45C Approval

On 6 January 2020 the EPA advised that the Minister for the Environment had approved changes to the Ocean Reef Marina proposal under s45C of the *Environmental Protection Act 1986*.

Section 45C is used where a proponent wishes to change the original proposal where that proposal has already been approved, as is the case for the Ocean Reef Marina.

Where approval is granted for the change, an attachment to the Ministerial Statement (original approval) is prepared detailing the approved change. The decision, attachment and the updated Ministerial Statement is then published on the EPA's website.

Marmion Marine Park

In October 2019 the *Reserves (Marmion Marine Park) Bill 2019* (Bill No 132) was passed by both Houses of Parliament and was subsequently assented to by the Governor of Western Australia. The purpose of the Bill was to excise an area from the Marmion Marine Park to facilitate the development of the Ocean Reef Marina.

The excision area was developed in consultation with the Department of Biodiversity, Conservation and Attractions and DoT and considers operational and maintenance requires.

The excision area encompasses the following:

- The PER assessment development envelope.
- Shoreline access provisions for management of wrack and sediment accumulations.
- Sufficient flexibility to allow for minor detailed design modifications.
- Occasional offshore disposal by bypassing or back-bypassing trapped materials.
- Installation of navigation aids.

Community Engagement

As part of the overall community engagement strategy, DevelopmentWA continued to engage with the community through social media posts, electronic messages, as well as media articles and advertisements on the following topics:

- Milestones achieved during 2019.
- Milestones expected to be achieved during 2020.
- MRW Open Day (December 2019) – DevelopmentWA promoted the project and were available to the community to provide information and answer questions.
- *Reserves (Marmion Marine Park) Bill 2019* and finalisation of MRS Amendment 1270/41.
- ‘Smart technology’ workshops.
- Environmental approval.

DevelopmentWA proposes to provide information to the community on the commencement of early works and engage directly with nearby residents prior to the works commencing. To facilitate this a community event has been scheduled for early April. It is also anticipated that a Construction Community Group will be established to assist with ensuring the community issues relating to construction are identified and addressed.

The City assists with community engagement initiatives as and when requested and is usually represented at ‘open days’ and community workshops.

Stakeholder Engagement

Telstra

Telstra currently has communications infrastructure at the existing Ocean Reef Boat Harbour (within the MRW leased area).

DevelopmentWA are currently negotiating with Telstra on a location for their telecommunications equipment within the new development. Telstra has indicated the marine services precinct as their preferred location. While this location does have significant advantages, issues that need to be considered are as follows:

- Impacts of the infrastructure height on surrounding residents.
- Detailed design.
- Land tenure and ownership / management responsibilities.
- Impact on Water Corporation infrastructure in the preferred area.

Ocean Reef Sea Sports Club and Marine Rescue Whitfords

The business cases for the ORSSC and MRW, prepared by McGees Property and Benchmark Projects on behalf of DevelopmentWA, were reviewed by the City with comments provided.

ORSSC: While the business case addresses the priorities identified by the club, there are concerns regarding the ability of the club to obtain and service what will be a significant loan.

The new ORSSC facility outlined in the business case proposes a club building of 1,600sqm (33% larger than the existing facility), 254 boat pens and a hardstand trailer parking area with the capacity for 100 bays.

It is proposed that the 254 boat pens and hardstand trailer parking area would generate revenue for the ORSSC; additional revenue would also be generated from commercial activities.

The business case also outlines that the ORSSC would enter into seabed and land lease arrangements with the Marina Manager.

Issues that need to be resolved with the ORSSC are as follows:

- Agreement on the landlord for the land lease.
- Ultimate and realistic design of the clubhouse facilities.
- Funding opportunities.
- What role the City may take in ensuring the on-going viability of the ORSSC.

The City has and will continue to engage with the ORSSC and assist where possible.

MRW: As with the ORSSC business case, the priorities identified by the Group have been met. However, there are also concerns regarding obtaining the necessary funds for this essential service.

DevelopmentWA are working closely with the MRW and the Department of Fire and Emergency Services to resolve this issue.

It should be noted that the Cabinet Submission / Business Case prepared by DevelopmentWA did not include funding for new facilities for either the ORSSC or MRW. An amount of \$5 million was identified for relocation assistance only.

Other mattersNative Title

In October 2019, the Minister for Lands indicated that Native Title would be progressed via a Future Act (Compulsory Taking) process due to the ongoing uncertainty regarding the timing for finalisation of the South West Native Title Settlement.

A Notice of Intent to Take (NOITT), which is required to facilitate the Future Act Process was registered in December 2019 and subsequently released for advertising in January 2020.

An objection to the NOITT was received from the South West Aboriginal Land and Sea Council and DevelopmentWA has scheduled a meeting with the Council to facilitate an outcome.

Subject to negotiations, DPLH anticipated that the Taking will be finalised by July / August 2020.

Abalone Compensation

Following the gazettal of the MRS Amendment, DPIRD has advised that the VFAS can be commenced.

DevelopmentWA is continuing to work closely with DPIRD, Recfishwest and the abalone industry to investigate additional opportunities such as abalone stock enhancement, abalone habitat enhancement and abalone translocation.

The abalone translocation initiative is expected to comment in March 2020 and the process will be undertaken collaboratively by commercial fishers and DPIRD.

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.*
- *Planning and Development (Local Planning Schemes) Regulations 2015.*
- *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 City needs to ensure that due diligence is exercised when preparing legally binding agreements that maybe entered into with the State Government or its agencies. The requirement for legal advice during the preparation process is considered an absolute necessity to ensure the City's interests are identified and protected.

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 DevelopmentWA and DoT on the on-going project, construction 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 implicationsCurrent financial year impact

Account no.	C1001.
Budget Item	Ocean Reef Marina.
Budget amount	\$ 93,141
Amount spent to date	\$ 88,277
Balance	\$ 4,864

Total Project Expenditure (as at 30 January 2020 including internal staff costs)

2007-08	\$ 133,241
2008-09	\$ 968,284
2009-10	\$ 265,793
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	\$ 63,842
2019-20	\$ 94,193
LESS Grants Received	<u>\$(1,285,500)</u>
Total City Expenditure	\$ 5,397,021

2019-20

The 2019-20 project budget covers staff costs, communications and marketing (independent of DevelopmentWA'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.

During the Mid-Year Budget Review process, it was determined that additional funds would be required to meet the City's anticipated expenditure for the remainder of the 2019-20 financial year. The need for additional funding is largely due to higher than anticipated expenditure on legal advice and staff costs.

The additional funding request increases the project budget to \$158,208.

2020-21

The draft 2020-21 project budget anticipates expenditure of approximately \$154,000, a substantial percentage of which is allocated to staff costs and financial and legal advice (required for the preparation of the required agreements between the City and DevelopmentWA).

Annual operating cost**Estimated annual income****Capital replacement****20 Year Strategic Financial Plan impact****Impact year**

Investigations into the on-going financial impacts (both income and expenditure) based on the refined concept plan and other information provided by DevelopmentWA form the basis of other reports on this agenda.

The financial evaluations will inform the City's negotiations with DevelopmentWA and will enable the City to better understand the what the potential on-going financial impacts will be.

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 implicationsInfrastructure Sustainability

As previously reported at the Major Projects and Finance Committee meeting held on 9 September 2019 (Item 2 refers), the Ocean Reef Marina project is registered for an Infrastructure Sustainability (IS) Planning rating from the Infrastructure Sustainability Council of Australia.

Nine Innovation Ideas

The City is represented on all working groups relating to the Nine Innovation Ideas identified by the project team.

In October 2019 the City was represented at the Smart Cities Workshop hosted by DevelopmentWA. The workshop brought together representatives from a variety of stakeholders including the community experts from the Australian Urban Design Research Centre.

The purpose of the workshop was to identify potential Smart City initiatives (thinking outside the square and being cognisant of emerging technologies) that could be incorporated into the Ocean Reef Marina. Listed below are the top 10 initiatives identified:

- Dedicated autonomous shuttle to and from the Joondalup Railway Station.
- Ocean Reef Marina information platform.
- Smart parking / launch / retrieval and digital wayfinding app.
- Smart metres to minimise power / water cost.
- Data analytics at household level to inform utility usage.
- Real time live data – sensors and surrounding technology.
- Automated booking system (temporary pens / visitors and stackers).
- Live-in lab hub for teenagers where they can meet, use technology and train, incubating their employment opportunities.
- Smart artwork – light and sound shows; possibly on breakwaters.
- Digital signage – real time information to help with wayfinding (for example parking signs).

Consultation

DevelopmentWA's stakeholder engagement strategy identifies His Worship the Mayor, Elected Members, 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 strategy is refined and updated as the project moves through each phase with specific engagement requirements identified for each particular phase. For example, DevelopmentWA intends to undertake a letter drop to nearby residents prior to commencement of the early works. Information provided will detail what will be happening on site, mitigation measures adopted to minimise impacts, vehicle movements, and duration of works.

COMMENT

Since the previous meeting of the Major Projects and Finance Committee on 9 September 2019, significant milestones have been achieved.

These milestones have led, after a long gestation period, to the actual commencement of construction. The long-held dream of an Ocean Reef Marina – providing a world-class waterfront precinct with recreational, tourism, residential and boating facilities – is now a reality.

The City will continue to provide support to DevelopmentWA 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 Jones, SECONDED Cr McLean that the Major Projects and Finance Committee NOTES the Ocean Reef Marina Project Status as detailed in this Report.

The Motion was Put and

CARRIED (7/0)

In favour of the Motion: Cr Logan, Mayor Jacob, Crs Jones, McLean, Poliwka, Raftis and Thompson.

Appendix 1 refers

To access this attachment on electronic document, click here: [Attach1agnMPF200309.pdf](#)

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

MOVED Cr Jones, SECONDED Mayor Jacob that the Major Projects and Finance Committee NOTES:

- 1 The Ocean Reef Marina Land Tenure and Assembly Report;**
- 2 The proposed Land Tenure / Assembly Strategy prepared by DevelopmentWA will form the basis of discussions and negotiations to reach agreement on the ultimate Land Tenure and Assembly;**
- 3 A report on the outcomes the discussions and negotiations with DevelopmentWA to reach agreement on the ultimate Land Tenure and Assembly, including recommendations, will be presented to Council, via the Major Projects and Finance Committee, at a future meeting;**
- 4 The methodology used by Australian Property Consultants to value Lot 1032 and the required portion Lot 1029 (included in the summary of the valuation report provided in Attachment 4 to this Report) will form the basis of initiating negotiations with DevelopmentWA to agree the valuation methodology (as required in clause 6.1(g) and Memorandum of Understanding executed between the City and DevelopmentWA (formerly LandCorp));**
- 5 A report on the outcomes of negotiations with DevelopmentWA to agree the valuation methodology, including recommendations, will be presented to Council, via the Major Projects and Finance Committee, at a future meeting.**

The Motion was Put and

CARRIED (7/0)

In favour of the Motion: Cr Logan, Mayor Jacob, Crs Jones, McLean, Poliwka, Raftis and Thompson.

WARD	North Central
RESPONSIBLE DIRECTOR	Mr Garry Hunt Office of the CEO
FILE NUMBER	04171B
ATTACHMENTS	Attachment 1 Revised preferred Concept Plan – Land Use Areas and Yield Table Attachment 2 Risk Register
	<i>(Please Note: The Report and Attachments are confidential and will appear in the official Minute Book only).</i>
AUTHORITY / DISCRETION	Information - includes items provided to Council for information purposes only that do not require a decision of Council (that is for 'noting').

- *A matter that if disclosed, would reveal information that has a commercial value to a person.*

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

MOVED Cr Jones, SECONDED Cr Logan that the Major Projects and Finance Committee NOTES the Ocean Reef Marina – Financial Evaluation report.

The Motion was Put and

CARRIED (7/0)

In favour of the Motion: Cr Logan, Mayor Jacob, Crs Jones, McLean, Poliwka, Raftis and Thompson.

ITEM 2 STATUS REPORT ON CITY FREEHOLD PROPERTIES PROPOSED FOR DISPOSAL AND POTENTIAL CROWN LAND ACQUISITIONS

WARD	All	
RESPONSIBLE DIRECTOR	Mr Garry Hunt Office of the CEO	
FILE NUMBER	63627, 101515	
ATTACHMENTS	Attachment 1	Lot 803 (15) Burlos Court, Joondalup
	Attachment 2	Lot 12223 (12) Blackwattle Parade, Padbury
	Attachment 3	Lot 2277 (15) Selkirk Drive, Kinross
	Attachment 4	Lot 14564 (5) Ascot Way, Currambine
	Attachment 5	Lot 15074 (46) Warwick Road, Duncraig
	Attachment 6	Estimated Rates Revenue Information
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 (the Committee) to consider the progress towards disposal of two City-owned freehold properties and the proposed investigations into the City's acquisition of three Crown land sites.

EXECUTIVE SUMMARY

The City's freehold land rationalisation project commenced with 14 City-owned freehold land sites considered surplus to requirements being prepared for disposal. Two sites were withdrawn from the project and to date 11 sites have been sold – Table 1 below provides details.

Lot 803 (15) Burlos Court, Joondalup (Lot 803) is the remaining site to be sold and as the City has received a private treaty offer is the subject of a separate confidential report to Council (Attachment 1 refers).

Lot 12223 (12) Blackwattle Parade, Padbury (Lot 12223) which is a former Crown land acquisition is progressing towards disposal via a 'Request for Proposal' process. Consultants experienced with this method are assisting the City in this regard. (Attachment 2 refers).

Table 2 below provides additional information on the status of land disposals.

Concerning proposed Crown land acquisitions, it is considered that the acquisition of two Crown land community purpose sites – Lot 2277 (15) Selkirk Drive, Kinross and Lot 14564 (5) Ascot Way, Currumbine – has the potential to provide significant benefits for the City and its residents should their purchase from the Department of Planning, Lands and Heritage (DPLH) be via its concessional acquisition model.

Interest has been shown in the northern portion of Percy Doyle Reserve, Lot 15074 (46) Warwick Road, Duncraig (Lot 15074) by two major retail operators. Concessional acquisition of an area of Crown land at this location could also result in major benefits for the City and its residents.

Table 3 below provides further details on the three potential Crown land acquisitions.

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

- 1 *NOTES the status report on the progress towards disposal of Lot 12223 (12) Blackwattle Parade, Padbury;*
- 2 *NOTES that the disposal of Lot 803 (15) Burlos Court, Joondalup is a separate confidential report to Council due to the receipt of a private treaty offer;*
- 3 *SUPPORTS investigations with the Department of Planning, Lands and Heritage into the City's concessional acquisition of Lot 2277 (15) Selkirk Drive, Kinross, Lot 14564 (5) Ascot Way, Currumbine and an area yet to be defined on the northern boundary of Lot 15074 (46) Warwick Road, Duncraig;*
- 4 *NOTES a further status report on the progress of the City's freehold land disposal project and Crown land acquisitions will be submitted to the Major Projects and Finance Committee meeting to be held on Monday 4 May 2020.*

BACKGROUND

In 2010, investigations into the potential disposal of 14 City-owned freehold land sites that were considered surplus to requirements commenced. Council decided that the future use of these identified sites should be for unit developments for people over age 55, allowing residents the opportunity to 'age in place.' A restricted zoning reinforced this land use, in addition to conditions in the related contracts of sale that also prevented the future rezoning of the sites.

The project initially included 14 sites with Lot 181 (4) Rowan Place, Mullaloo (CJ096-05/12 refers) and Lot 971 (52) Creaney Drive, Kingsley (CJ103-06/14 refers) being withdrawn from the project. Based on valuation evidence at the time (2013), the two withdrawn sites combined value was in the vicinity of \$4.5 million.

Lot 12223 (12) Blackwattle Parade, Padbury became available for disposal after being acquired in freehold from the State Government in June 2019.

Table 1 below provides the month sold and sale price for each property and Attachment 6 details the City's estimated rates revenue.

Table 1

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
Lot 2 (20) Kanangra Crescent, Greenwood	May 2019	\$ 1,225,000
	TOTAL	\$12,242,000

Concerning the remaining two sites to be sold, the disposal of Lot 803 (15) Burlos Court, Joondalup is the subject of a separate report to the committee at its meeting to be held on 9 March 2020.

Subsequent to the City acquiring Lot 12223, at its meeting held on 19 March 2019 (CJ031-03/19 refers) Council resolved the following, in part that it:

- "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."*

The committee noted at its meeting held on 15 July 2019 (Item 7 refers) that sale and development opportunities via a public tender process were to be examined concerning Lot 12223 as this method is also an option under section 3.58 of the *Local Government Act 1995* (the Act).

DETAILS

Table 2

Property Details	Land Disposals – Current Status
Attachment 1 refers Lot 803 (15) Burlos Court, Joondalup. Land Area: 4,410m ² . Zoned: Residential-Restricted Use – 'Aged or Dependent Persons' Dwellings'/R60	Offer An offer has been received and is the subject of a separate confidential report to Council.

Property Details	Land Disposals – Current Status
<p>Attachment 2 refers</p> <p>Lot 12223 (12) Blackwattle Parade, Padbury.</p> <p>Land Area: 3,332m².</p>	<p>In examining the sale and development of this site for potential public tender, investigations took place with other local governments that had successfully undertaken this sale and development process via a 'Request for Proposal' process.</p> <p>To progress, consultants have recently been appointed that have experience in dealing with local government land disposals that involve sale and development via a 'Request for Proposal' method.</p> <p>An inception meeting with consultants and City officers has taken place where matters such as the objectives for Lot 12223, the potential criteria for the 'Request for Proposal', the potential risks and land leasing as an option were discussed.</p> <p>Legal advice will also be taken regarding the process and related documents.</p>

Table 3

Property Address	Crown Land Acquisitions – Current Status
<p>Attachment 3 refers</p> <p>Reserve Lot 2277 (15) Selkirk Drive, Kinross (Lot 2277).</p>	<p>Lot 2277 is a vacant 5,000m² community purpose reserve created under section 152 of the <i>Planning and Development Act 2005</i> for which the City has management. Section 152 relates to the subdivision process that allows for a subdivision condition to be imposed on land identified on a plan or diagram of survey as being vested in the Crown and ceded free of cost. For example, reserves and pedestrian accessways.</p> <p>Lot 2277 is within a residential area, with a shopping centre on the western boundary and a community facility on the northern boundary in McNaughton Park (Attachment 3 refers).</p> <p>The Management Order's purpose is detailed as "Community Purposes" only.</p> <p>For Crown land lots created under section 152, applications may be made to the DPLH to acquire land at a concessional purchase price of 5% of the unimproved current market value. Lot 12223 (12) Blackwattle Parade, Padbury was acquired from the State Government using this method.</p> <p>It is recommended that investigations with the DPLH take place for concessional acquisition of Lot 2277. In consultation with the local community and with consideration for appropriate town planning outcomes, concessional acquisition of this site could optimise its benefits.</p> <p>Alternative land uses for Lot 2277 would require an amendment to <i>Local Planning Scheme No. 3</i> (LPS3), and it is possible that a number of land uses would have local support and also be suitable from a planning perspective. For example full, or partial development of Lot 2277 with units for people over age 55.</p>

Property Address	Crown Land Acquisitions – Current Status
	<p>As part of a successful acquisition application, the DPLH would require any future land sale proceeds to be expended on local capital community purpose projects and / or the provision of community projects or services for the local area.</p> <p>A comprehensive internal referral process would be necessary to commence the process for the results to support the details of a business case to the DPLH. Any conditions as the resultant response from the DPLH would need to be met or mitigated and if the City was able to do this, the DPLH may provide its in-principle support to the concessional acquisition subject to community consultation.</p>
<p>Attachment 4 refers</p> <p>Reserve 46865, Lot 14564 (5) Ascot Way, Currumbine (Lot 14564).</p>	<p>Lot 14564 is a vacant 5,106m² community purpose reserve also created under section 152 under management by the City. Lot 14564 is within a residential area with a fenced-off drainage sump adjacent to the site and a commercial child care centre on its southern boundary (Attachment 4 refers).</p> <p>The Management Order's purpose is detailed as "Community Purposes" only.</p> <p>The same acquisition process could be actioned concerning Lot 14564 as detailed for Lot 2277 above.</p>
<p>Attachment 5 refers</p> <p>Percy Doyle Reserve, Lot 15074 (46) Warwick Road, Duncraig (Lot 15074).</p>	<p>Interest by two major commercial operators to acquire an area of land on the northern boundary of Lot 15074 has been indicated (Attachment 5 refers).</p> <p>Lot 15074 was not created under section 152 therefore acquisition of land at this location to accommodate alternative land uses may be viewed differently by the DPLH.</p> <p>Investigations have previously taken place into the potential of a commercial use on the northern area of Percy Doyle Reserve as part of the <i>Percy Doyle Reserve Masterplan Project</i> which concluded in 2015 when an alternative approach was supported by Council (CJ061-01/15 refers).</p> <p>The <i>Percy Doyle Reserve Masterplan Project</i> highlighted some of the issues involved should commercial development be considered for a northern location on the reserve. Matters for resolution were also identified by a recent internal review process. Traffic impact, land levels and potential power issues as an example.</p> <p>Significant work was completed on the project and the commercial component supported by a retail needs assessment that the City commissioned at the time. The retail needs assessment would need to be updated if the proposed acquisition project continued.</p>

Property Address	Crown Land Acquisitions – Current Status
	Should support be provided to commence acquisition investigations, mitigation strategies regarding the issues identified will need to be examined prior to the preparation of a business case to the DPLH. It is acknowledged that not all of the issues will be the City's to be rectified.

Issues and options considered

See Tables 2 and 3 above.

Legislation / Strategic Community Plan / Policy implications

Legislation Sections 3.58 and 3.59 of the *Local Government Act 1995*, together with the *Local Government (Functions and General) Regulations 1996* determine how a local government may dispose of property.

Strategic Community Plan

Key theme Quality Urban Environment.

Objective Quality built outcomes.

Strategic initiative 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 *Asset Management Policy.*
Sustainability Policy.

Risk management considerations

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

There is always the potential that the reserve price or latest market valuation on a City property will not be realised. Valuations are obtained from a licensed valuer. Sale of freehold land below current market valuations should not take place without the approval of Council.

Recommendations for acquisition and disposal of land 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 as part of the land disposal project are to be transferred to the Joondalup Performing Arts and Cultural Facility Reserve Fund. The Reserve Fund held an amount at June 2019 of \$16,617,407.

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 LPS3. This condition will apply to the sale of former community purpose land acquired by the City from State Government using the “5% acquisition model.”

The associated main expenditure costs related to freehold land disposals are real estate commissions, legal and settlement fees, advertising costs, valuation costs, land surveying and costs related to subdivision / amalgamations.

Regional significance

Regional significance would apply to Percy Doyle Reserve as its size of 22.83 hectares classifies it as a regional park. It not only serves the local area, but the surrounding suburbs in the northern corridor.

Sustainability implications

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

Concessional Crown land acquisitions can potentially create additional and improved local amenity by the creation of community-supported land uses that may have not otherwise been an option. Possible benefits are the activation of vacant land, achieving significant sale proceeds to be focussed on local community capital improvements, services or projects and post-development of the land, generating a rates revenue stream.

Concerning the freehold land disposal project to date, Council has supported the restricted use of ‘Aged or Dependent Persons’ Dwellings’ to provide alternative housing choices for the City’s ageing population. Potentially, due to the diverse demographics of City residents facilitating the development of units for other cohorts of the community could 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*.

A 42 day statutory advertising period associated with amendments to LPS3 also provides an opportunity for the community to make a submission on the future land use of the subject site.

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

COMMENT

Since 2010, development of over 50 units on seven former City held sites has created an opportunity for older residents to continue to reside within their locality.

Of the remaining properties sold but yet to be developed, Lot 900 (57) Marri Road, Duncraig has a planning approval for 10 units and there is a development application pending on Lot 20 (2) Kanangra Crescent, Greenwood for a 12 unit development. Lot 147 (25) Millport Drive, Warwick and Lot 23 (77) Gibson Avenue, Padbury are vacant sites without planning applications.

Lot 803 (15) Burlos Court, Joondalup remains to be sold and is the subject of a separate confidential report due to an offer being received.

The City is now working with consultants on the sale of Lot 12223 (12) Blackwattle Parade, Padbury whereby the disposal method includes the purchaser's development of the site accompanied by an offer to purchase.

The committee's recommendation to Council to support the investigations into the City acquiring Lot 2277 and Lot 14564 has the potential to create substantial community purpose funds for the benefit of each of the local communities. These community purposes funds would be achieved by the City's concessional acquisition and the sites then disposed of by lease, or sale at market value.

Any application to the DPLH for the acquisition of Crown land has to clearly demonstrate what the expected community benefits would be.

As part of the investigations into the commercial interest currently being shown in Lot 15074, the City could re-examine and potentially update certain relevant information obtained as part of the former *Percy Doyle Masterplan Project* and as detailed in Table 3 above.

If the concessional acquisition of Lot 15074 was successful, it would create a prime commercial site. A market sounding exercise prior to disposal of the land would establish the level of interest of commercial developers. A high level of interest by developers could be a catalyst to include the examination of Duncraig Library and Duncraig Leisure Centre which are two aged community facilities at this location with a view to achieving best overall value from any land disposal.

VOTING REQUIREMENTS

Simple Majority.

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

- 1 NOTES the status report on the progress towards disposal of Lot 12223 (12) Blackwattle Parade, Padbury;**
- 2 NOTES that the disposal of Lot 803 (15) Burlos Court, Joondalup is a separate confidential report to Council due to the receipt of a private treaty offer;**
- 3 SUPPORTS investigations with the Department of Planning Lands and Heritage into the City's concessional acquisition of Lot 2277 (15) Selkirk Drive, Kinross, Lot 14564 (5) Ascot Way, Currambine and an area yet to be defined on the northern boundary of Lot 15074 (46) Warwick Road, Duncraig;**
- 4 NOTES a further status report on the progress of the City's freehold land disposal project and Crown land acquisitions will be submitted to the Major Projects and Finance Committee meeting to be held on Monday 4 May 2020.**

The Motion was Put and

CARRIED (7/0)

In favour of the Motion: Cr Logan, Mayor Jacob, Crs Jones, McLean, Poliwka, Raftis and Thompson.

Appendix 2 refers

To access this attachment on electronic document, click here: [Attach2agnMPF200309.pdf](#)

**ITEM 15 CONFIDENTIAL – STATUS REPORT ON THE
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**ATTACHMENTS** 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)(ii) 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 that has a commercial value to a person.*

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

MOVED Cr Thompson, SECONDED Cr McLean that the Major Projects and Finance Committee NOTES:

- 1 the progress of needs and feasibility study concerning Australian Unity's interest in purchasing part of Lot 67 (5) Trappers Drive, Woodvale;**
- 2 that on finalisation of the of needs and feasibility study the outcome will be presented to Elected Members.**

The Motion was Put and**CARRIED (7/0)**

In favour of the Motion: Cr Logan, Mayor Jacob, Crs Jones, McLean, Poliwka, Raftis and Thompson.

ITEM 3 CHICHESTER PARK, WOODVALE – PROPOSED COMMUNITY SPORTING FACILITY

WARD Central

RESPONSIBLE DIRECTOR Mr Mat Humfrey
Corporate Services

FILE NUMBER 00428, 03179, 101515

ATTACHMENTS 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

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 outcome of the City's application to the Community Sporting and Recreation Facilities Fund grant program for a contribution to the proposed community sporting facility and other supporting infrastructure at Chichester Park, Woodvale.

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 playing fields and infrastructure service the local area and several surrounding suburbs. Currently, five sporting clubs hire the playing fields 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 engagement 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.

Concept plans 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. In March / April 2019, the City undertook further community engagement on the proposed project. Given the support from the community (over 92% of respondents supported the main components of the redevelopment), at its meeting held on 17 September 2019 (CJ124-09/19 refers), Council endorsed an application be made to the Department of Local Government, Sport and Cultural Industries (DLGSCI) for funding through the Community Sporting and Recreation Facilities Fund (CSRFF) grant program seeking a contribution to the project.

The CSRFF program aims to increase participation in sport and recreation with an emphasis on physical activity, through the rational development of good quality; multipurpose; well designed and well utilised facilities.

In February 2020, the City received notification from the DLGSCI that it was successful in securing a grant contribution of \$400,000 of the requested \$1,093,790. This leaves a project shortfall of \$693,790.

The design of the proposed redevelopment at Chichester Park includes a variety of interrelated components. Modifying the design or the scope of the project in order to reduce the budget would have a significant impact on the project, therefore it is not recommended to remove any proposed project components. It is also not recommended to reduce the proposed number of change rooms (four). These changing facilities will service both the northern and southern playing field. The southern playing field accommodates three soccer pitches so there is a high demand for change rooms. In addition, there has been an increase in women's sport participation and there is a need to ensure there is adequate change facilities to accommodate this.

Based on the classification of the park (district park); heavy utilisation of the southern playing field and inadequate existing facilities; it is recommended the City fund the \$693,790 project shortfall to better service the sporting clubs and local wider community's needs.

It is therefore recommended that Council:

- 1 *NOTES the outcome of the Community Sporting and Recreation Facilities Fund grant application of a \$400,000 contribution to the Chichester Park project;*
- 2 *REQUESTS an additional \$693,790 be listed for consideration in 2021-22 of the City's Five Year Capital Works Program and 20 Year Strategic Financial Plan for the Chichester Park project;*
- 3 *Subject to approval of Part 2 above, NOTES that the City will progress the Chichester Park project to detailed design and construction tender stage;*
- 4 *Subject to approval of Part 2 above, AGREES to name the facility to be constructed at Chichester Park, Woodvale, 'Chichester Park Community Sporting Facility' in accordance with City Policy 'Naming of Public Facilities'.*

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. 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, renovated 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 considered as part 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 engagement 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 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 – 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.

In March / April 2019, the City undertook further community engagement on the proposed project with over 92% of respondents supporting the main components of the redevelopment. At its meeting held on 20 August 2019 (CJ109-08/19 refers), Council noted the results of the community engagement. At its meeting held on 17 September 2019 (CJ124-09/19 refers), Council endorsed an application be made through the CSRFF grant program seeking a contribution to the project.

The Western Australian Government, through the DLGSCI provides financial assistance to local government authorities and sport and recreation clubs through the CSRFF program which aims to increase participation in sport and recreation with an emphasis on physical activity, through the rational development of good quality, multipurpose; well designed and well utilised facilities. The State Government allocates \$12 million per year for the CSRFF program which considers a contribution of up to one-third for eligible components of a project that demonstrate they will increase sport participation.

DETAILS

In February 2020, the City received notification from the DLGSCI that it was successful in securing a grant contribution of \$400,000 of the requested \$1,093,790. The DLGSCI advised that the full amount requested was not granted as the funding round was significantly oversubscribed and therefore components of the project that would directly impact physical activity were prioritised. The grant contribution of \$400,000 reflects what the DLGSCI assessed was the appropriate contribution to the project given this situation. This leaves a project shortfall of \$693,790.

The design of the proposed redevelopment at Chichester Park includes a variety of interrelated components. Modifying the design or the scope of the project in order to reduce the budget would have a significant impact on the project, therefore it is not recommended to remove any proposed project components. It is also not recommended to reduce the proposed number of change rooms (four). These changing facilities will service both the northern and southern playing field. The southern playing field accommodates three soccer pitches so there is a high demand for change rooms. In addition, there has been an increase in women's sport participation and there is a need to ensure there is adequate change facilities to accommodate this.

Issues and options considered

It is considered that Council has two options, to either agree or not to agree to fund the project shortfall required to progress the project.

If Council agrees to fund the project shortfall, the City will progress the project to detailed design and construction tender stage.

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 Policy.
Naming of Public Facilities.

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 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. The project budget included a potential grant funding contribution of \$1,093,790 through the CSRFF program. The City was only successful in securing \$400,000 for the project, therefore there is a project shortfall of \$693,790.

The original 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).

Adopted 20 Year Strategic Financial Plan

The adopted *20 Year Strategic Financial Plan* (SFP) has included the following assumptions for the project:

- Capital costs of \$4,159,170 (excluding escalation).
- Funding of grants \$1,093,790; reserves of \$2,965,380; municipal of \$100,000.
- Depreciation - \$65,000.
- Increase to operating cash expenses of \$30,000 and to operating income of \$3,000.

Impacts to City of funding the shortfall

The City could continue with the capital costs and make up the shortfall by using additional reserves. The impact of this on the City's financial targets and sustainability are as follows:

- City cash reserves – by June 2022 the SFP estimated a reserve balance of \$89.4 million, but this would reduce to \$88.7 million if it funded the project shortfall. With grant funding of \$400,000, this would require \$693,790 more from reserves, a total reserve funding of \$3,659,170. The increased funding of \$693,790 results in a total cash reduction of \$1.6 million due to the compounding effect of reduced earnings on cash reserves over a 20 year period.
- Operating results – this change would have very little impact. The SFP has factored in the depreciation and operating cash impacts of the project. The only impact on the operating results would be the reduced earnings on interest, although this would have a compounding impact. So, at 2025-26 for example the SFP projected an operating surplus of \$3,514,000 but the revised projections due to the lower grant would be \$3,480,000, a reduction of \$34,000. This still results in a projected operating surplus ratio of 1.9%, as per the SFP.

- Ratios – the SFP estimated an achievement of 24 out of 60 ratios over the 20 year period, this would not be affected by the reduced grant funding.

In summary, there is very little impact on the long-term financial sustainability to the City of funding the project shortfall using reserves – the City's key financial indicator, the operating surplus ratio, would not be affected. More importantly, there would be no need to consider changing any assumptions for rate increases because these are driven by service requirements and achieving a moderate operating surplus.

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 creates 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 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 for this project were considered by Council at its meeting held on 20 August 2019 (CJ109-08/19 refers).

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 CSRFF program, aims to increase participation in sport and recreation with an emphasis on physical activity, through rational development of sustainable, good quality, well-designed and well-utilised facilities. The CSRFF program provides the City with an excellent opportunity to upgrade facilities and infrastructure with the support of the State Government.

The City was successful in securing a CSRFF grant contribution of \$400,000 of the requested \$1,093,790. Based on the classification of the park (district park); heavy utilisation of the southern playing field and inadequate existing facilities; it is recommended the City fund the \$693,790 project shortfall to better service the sporting clubs and local wider community's needs.

The design of the proposed redevelopment at Chichester Park includes a variety of interrelated components (new community sporting facility, additional car parking, drainage for the southern playing field and BBQ / picnic area). Modifying the design or the scope of the project in order to reduce the budget would have a significant impact on the project, therefore it is not recommended to remove any proposed project components. It is also not recommended to reduce the proposed number of change rooms (four). These changing facilities will service both the northern and southern playing field. The southern playing field accommodates three soccer pitches so there is a high demand for change rooms. In addition, there has been an increase in women's sport participation and there is a need to ensure there is adequate change facilities to accommodate this.

VOTING REQUIREMENTS

Simple Majority.

The Chief Executive Officer left the Room at 6.54pm and returned at 6.56pm.

OFFICER'S RECOMMENDATION

That Council:

- 1 NOTES the outcome of the Community Sporting and Recreation Facilities Fund grant application of a \$400,000 contribution to the Chichester Park project;
- 2 REQUESTS an additional \$693,790 be listed for consideration in 2021-22 of the City's *Five Year Capital Works Program* and *20 Year Strategic Financial Plan* for the Chichester Park project;
- 3 Subject to approval of Part 2 above, NOTES that the City will progress the Chichester Park project to detailed design and construction tender stage;
- 4 Subject to approval of Part 2 above, AGREES to name the facility to be constructed at Chichester Park, Woodvale, 'Chichester Park Community Sporting Facility' in accordance with City Policy '*Naming of Public Facilities*'.

MOVED Mayor Jacob, SECONDED Cr Logan that Council:

- 1 **NOTES the outcome of the Community Sporting and Recreation Facilities Fund grant application of a \$400,000 contribution to the Chichester Park project;**
- 2 **DEFERS the consideration of an additional \$693,790 being considered as part of the 2021-22 of the City's *Five Year Capital Works Program* and *20 Year Strategic Financial Plan* for the Chichester Park project until the meeting of the Major Projects and Finance Committee scheduled to be held 13 July 2020;**
- 3 **NOTES that the City will progress the Chichester Park project to detailed design and construction tender stage;**
- 4 **AGREES to name the facility to be constructed at Chichester Park, Woodvale, 'Chichester Park Community Sporting Facility' in accordance with City Policy '*Naming of Public Facilities*'.**

The Motion was Put and

CARRIED (7/0)

In favour of the Motion: Cr Logan, Mayor Jacob, Crs Jones, McLean, Poliwka, Raftis and Thompson.

Appendix 3 refers

To access this attachment on electronic document, click here: [Attach3agnMPF200309.pdf](#)

Disclosure of interest affecting impartiality

Name/Position	Mr Mat Humfrey – Director Corporate Services.
Item No./Subject	Item 4 – 2021-22 Community Facility Refurbishment Project – Emerald Park Clubrooms.
Nature of interest	Interest that may affect impartiality.
Extent of Interest	Mr Humfrey's son is a member of the Edgewater / Woodvale Junior Football Club.

ITEM 4 2021-22 COMMUNITY FACILITY REFURBISHMENT PROJECT - EMERALD PARK CLUBROOMS

WARD North Central

RESPONSIBLE DIRECTOR Mr Mat Humfrey
Corporate Services

FILE NUMBER 10531, 101515

ATTACHMENTS

Attachment 1	Emerald Park Clubrooms aerial
Attachment 2	Emerald Park Clubrooms floorplan (existing)
Attachment 3	Emerald Park Clubrooms concept plan (Option one)
Attachment 4	Emerald Park Clubrooms cost estimate (Option one)
Attachment 5	Emerald Park Clubrooms concept plan (Option two)
Attachment 6	Emerald Park Clubrooms cost estimate (Option two)
Attachment 7	Emerald Park 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 concept plans and estimated capital costs for the 2021-22 refurbishment project for Emerald Park Clubrooms, Edgewater.

EXECUTIVE SUMMARY

The Emerald Park Clubrooms are located on Emerald Park on Emerald Way, Edgewater (Attachment 1 refers). The park is classified as a 'Local Park' within the City's existing *Parks and Public Open Spaces Classifications Framework*. The park has an active sporting field; five small sports floodlighting poles; centre cricket wicket; three cricket practice nets; two tennis courts and a playground.

The facility was constructed in 1984 and consists of a hall; kitchen; meeting room; toilets (accessed externally only); two change rooms and community group store (Attachment 2 refers). In addition, part of the facility includes a dedicated playgroup room with kitchen, children's toilets and storage that is used by an out-of-school care provider and playgroup. The Edgewater Senior Cricket Club currently lease the meeting room.

The facility is used predominantly by four community groups (approximately 207 members) and both the park and the clubrooms are used in summer by the Edgewater Senior Cricket Club (66 members) and during the winter by Edgewater / Woodvale Junior Football Club (225 members); Woodvale Football Club (soccer 108 members) and West Perth District Football Junior Umpires (59 members).

It is planned to relocate a local senior Australian Football League (AFL) club to Emerald Park as they currently do not have access to a Western Australian Amateur Football League (WAAFL) quality home facility. Currently, the club shares a park and change rooms with a large junior AFL club and does not have access to a clubroom.

At its meeting held on 12 December 2017 (CJ2050-12/17 refers), Council noted the active reserve and community facility review report and the recommendations made for the refurbishment projects based on a strategic approach to the future provision of community and sporting facilities and infrastructure. The Emerald Park Clubrooms were recommended for refurbishment due to the age and condition of the building which is considered inadequate to service the existing and future user groups due to the following issues:

- Lack of internal and external storage.
- Existing toilets are not accessible from inside the hall.
- Limited change room space and showers to accommodate a senior WAAFL club.
- No umpire change room.

As part of the feasibility and planning stage for the project, stakeholder consultation was undertaken with all regular user groups. Following this, a scope of works was developed in order to complete concept plans and a cost estimate.

Community consultation was conducted from Friday 8 March to Friday 5 April 2019 in accordance with the City's *Community Consultation and Engagement Policy and Protocol*. Targeted consultation was undertaken with residents within 200 metres of Emerald Park and park user groups. The City received 30 valid responses during the consultation period (Attachment 7 refers). Respondents were asked to indicate their level of support for the refurbishment project, with over 90% of respondents either supporting or strongly supporting the project.

The proposed facility concept plan for Option one (Attachment 3 refers) is in line with the City's standard facility fit-out specifications and includes the following:

- Extension and refurbishment of existing change rooms.
- Construction of a new umpire change room.
- Construction of new internal toilets.
- Construction of a new kitchen for the hall.
- Construction of additional storage for the hall.
- Construction of an external unisex accessible park toilet.

Currently, there is \$625,000 listed in 2020-21 and 2021-22 of the City's *Five Year Capital Works Program* for the Emerald Park Clubrooms refurbishment project. The recommended refurbishment works are estimated at \$752,310.

It is therefore recommended that Council:

- 1 *NOTES that \$40,000 (municipal funds) is listed in 2020-21 for detailed design and \$585,000 (municipal funds) is listed in 2021-22 for construction within the City's Five Year Capital Works Program for the refurbishment of Emerald Park Clubrooms;*
- 2 *APPROVES the proposed refurbishment works for Emerald Park Clubrooms as detailed as Option one in this Report to proceed to the detailed design and tender stage;*
- 3 *Subject to approval of Part 2 above, REQUESTS additional funds be listed for consideration within the 2021-22 Capital Works Program as part of the budget process for the refurbishment of Emerald Park Clubrooms for the proposed works as detailed as Option one in this Report.*

BACKGROUND

Suburb/Location	41 Emerald Way Edgewater WA 6027.
Applicant	City of Joondalup.
Owner	Crown Land – City of Joondalup Management Order.
Zoning	LPS Parks and Recreation
	MRS Urban
Site area	48,270m ²
Structure plan	Not applicable.

Refurbishment projects intend to improve the functionality and aesthetics of the facility and are not designed to undertake general maintenance. The scope of each project is generally confined to the following aspects.

- Painting.
- Replacing fixtures and fittings.
- Upgrading external environments – for example building pathways, landscaping around the building and signage.
- Kitchen facilities.
- Floor coverings.
- Toilets and change rooms (including refurbishment or new extensions).
- Storage facilities (extensions to the facility).
- Heating / cooling systems.
- Window treatments.

The Emerald Park Clubrooms are located on Emerald Park on Emerald Way, Edgewater (Attachment 1 refers). The park is classified as a 'Local Park' within the City's existing *Parks and Public Open Spaces Classifications Framework*. The park has an active sporting field; five small sports floodlighting poles; centre cricket wicket; three cricket practice nets; two tennis courts and a playground.

The facility was constructed in 1984 and consists of a hall, kitchen, meeting room, toilets (accessed externally only) two change rooms and community group store (Attachment 2 refers). In addition, part of the facility includes a dedicated playgroup room with kitchen, children's toilets and storage that is used by an out of school care provider and playgroup. The Edgewater Senior Cricket Club currently lease the meeting room.

The facility is used predominantly by four community groups (approximately 207 members) and both the park and the clubrooms are used in summer by the Edgewater Senior Cricket Club (66 members) and during the winter by Edgewater / Woodvale Junior Football Club (225 members), Woodvale Football Club (soccer 108 members) and West Perth District Football Junior Umpires (59 members).

It is planned to relocate a local senior AFL club to Emerald Park as they currently do not have access to a WAAFL quality home facility. Currently, the club shares a park and change rooms with a large junior AFL club and does not have access to a clubroom.

At its meeting held on 12 December 2017 (CJ2050-12/17 refers), Council noted the active reserve and community facility review report and the recommendations made for the refurbishment projects based on a strategic approach to the future provision of community and sporting facilities and infrastructure. The Emerald Park Clubrooms were recommended for refurbishment due to the age and condition of the building which is considered inadequate to service the user groups due to the following issues:

- Lack of internal and external storage.
- Existing toilets are not accessible from inside the hall.
- Limited change room space and showers to accommodate a senior WAAFL club.
- No umpire change room.

DETAILS

Stakeholder consultation

As part of the feasibility and planning stage, stakeholder consultation was undertaken with all regular user groups of the facility. All user groups agreed with the proposed works to be considered as part of the project.

Concept plans and capital cost estimates

A scope of works was developed based on addressing the functionality issues and challenges identified during stakeholder consultation. Facility concept plans were developed based on the scope of works and cost estimates were obtained from an external quantity surveyor.

Due to the location of three large trees close to the facility, to avoid removal of the trees an extension can only be made in line with the existing roof space. It was initially planned to retain the existing kitchen, however to accommodate internal toilets; external unisex accessible park toilet; larger change rooms; umpire change room and increased storage, a new kitchen would be required.

The proposed facility concept plan for Option one (Attachment 3 refers) is in line with the City's standard facility fit-out specifications and includes the following:

- Extension and refurbishment of the existing change rooms.
- Construction of a new umpire change room.
- Construction of new internal toilets.
- Construction of a new kitchen for the hall.
- Construction of additional storage for the hall.
- Construction of an external unisex accessible park toilet.

The following is a summary of the items and cost estimates for Option one (Attachment 4 refers):

Components	Estimated Cost
Change room extension and refurbishment	\$276,220
New umpire change room	\$50,580
New toilets	\$178,430
Storage	\$93,310
New park external unisex accessible park toilet	\$31,930
New kitchen	\$59,390
External works	\$33,930
Temporary facilities	\$28,520
TOTAL	\$752,310

As the cost estimate for Option one was \$127,310 over the existing budget allocation, a second concept plan with a reduced scope (Attachment 5 refers) was prepared. This option has a smaller extension of the change rooms, less additional storage and no internal toilets or new kitchen.

The following is a summary of the items and cost estimates for Option two (Attachment 6 refers):

Components	Estimated Cost
Change room extension and refurbishment	\$153,000
New umpire change room	\$34,300
Male toilets refurbishment	\$21,000
Storage	\$21,800
New park external unisex accessible park toilet	\$22,000
Hall and meeting room works	\$19,900
External works	\$34,000
Temporary facilities	\$23,500
TOTAL	\$329,500

Both cost estimate summary tables included preliminaries and small works margin (15%), professional fees for detailed design (8%), design contingencies (5%), building contingencies (5%) and cost escalation to June 2021 (5.10%).

During construction, the majority of community groups would be relocated to alternative nearby facilities. Those groups that cannot be relocated will have access to the temporary meeting room, temporary toilets and storage planned as part of the project to enable them to continue to utilise the playgroup room / park for sporting activities.

All amounts quoted in this report are exclusive of GST.

Issues and options considered

Currently, there is \$625,000 listed in 2020-21 and 2021-22 of the City's *Five Year Capital Works Program* for the Emerald Park Clubrooms refurbishment project. The estimated capital cost for Option one is \$752,310 which exceeds the current amount listed by \$127,310. The estimated capital cost for Option two is \$329,500 which is \$295,500 under the current amount listed.

It is important to note that the budget amount within the City's *Five Year Capital Works Program* was indicative and not based on any project scoping, concept plans or cost estimates. In addition, the increased costs are in part due to items not originally factored into the budget such as umpire change room; new kitchen; and temporary facilities. The location of three large trees at the site has also meant that extension works have been designed more complex than a normal clear site. There has also been an increase in the square metre rate for the construction from the original budget.

It is considered that Council has three options:

- Not undertake any refurbishment works at Emerald Park Clubrooms and retain the existing budget. This is not recommended as the user groups and community expect the refurbishment works to be undertaken in 2021-22 to ensure the facility better meets their current and future needs.
- Undertake the works recommended in Option one including extension and refurbishment of the existing change rooms; construction of a new umpire change room; construction of new internal toilets, kitchen, storage and external unisex accessible park toilet. This would require the City to fund an additional \$127,310 towards the project.
- Undertake the works recommended in Option two including extension and refurbishment of the existing change rooms; construction of a new umpire change room; construction of new storage and external unisex accessible park toilet. This would result in budget savings of \$295,500. This option may result in capital savings, however it is unlikely to meet the needs of the community and user groups of the Emerald Park Clubrooms and may generate further requests for additional works in the future.

The advantages and disadvantages of each option are outlined in more detail in the following table.

Option	Advantages	Disadvantages
Do nothing	<ul style="list-style-type: none"> • Retention of \$625,000 existing budget. 	<ul style="list-style-type: none"> • Does not include internal toilets. • Existing change rooms do not meet the <i>AFL Preferred Facilities Guidelines 2019</i> to accommodate senior AFL. • Does not include umpire change room which is a requirement to meet the <i>AFL Preferred Facilities Guidelines 2019</i>. • No additional storage.
Option one	<ul style="list-style-type: none"> • Includes internal toilets. • Includes larger change rooms to accommodate senior AFL. 	<ul style="list-style-type: none"> • Requires existing kitchen to be relocated. • \$127,310 over existing budget.

Option	Advantages	Disadvantages
	<ul style="list-style-type: none"> Includes additional storage. 	
Option two	<ul style="list-style-type: none"> \$295,500 under existing budget. 	<ul style="list-style-type: none"> Does not include internal toilets. Smaller change rooms would not meet the <i>AFL Preferred Facilities Guidelines 2019</i> to accommodate senior AFL. Less additional storage.

Option one includes internal toilets, additional storage and better meets the needs of a home facility for a senior AFL club so is the recommended option.

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.

Policy *Requests for new or Capital Upgrades to Existing Community Buildings Policy.*

Risk management considerations

All capital projects bring risks in relation to contingencies and over-runs against original design. The capital cost estimates are based on high level concept plans and may differ once further detailed designs are undertaken for the project.

In May 2019, all states adopted the *National Construction Code* which has new requirements for certain classes of buildings requiring a new class of toilet based on *Changing Places called Accessible Adult Change Facilities*. This does not apply to Emerald Park Clubrooms. However, the 2010 *Access to Premises Standards* and AS1428.1 stipulates that this class of building requires a designated shower cubicle for people using wheelchairs.

The City explored all possible options and concluded that the inclusion of an accessible shower in the Emerald Park Clubrooms refurbishment project would not be possible without impacting the project's main priority for the change rooms that accommodate a senior AFL club. The change rooms in both options are smaller than the City's standard level of provision and would be reduced further if an accessible shower was included.

The City has recognised that although an accessible shower cubicle cannot be included in the Emerald Park Clubrooms refurbishment project, it will be included where appropriate in future works and builds.

Financial / budget implications

Account no.	BCW2629.
Budget Item	Emerald Park Clubrooms refurbishment.
Budget amount	\$625,000 (\$40,000 2020-21 and \$585,000 2021-22).
Amount spent to date	Nil.
Proposed cost	Nil.
Balance	\$625,000.

The financial impacts included in this report are based on Option one. There is a level of risk and uncertainty for the projections and the actual impacts may vary due to factors such as usage of the facilities (may impact on income and expenses); classification of the expenditure between renewal and upgrade / new and the depreciation rates applied; and specification / performance of the changes to the facilities.

Annual operating cost The current annual operating costs for Emerald Park Clubrooms is approximately \$42,000 per year based on:

- operating income of \$30,000;
- operating expenses including cleaning, maintenance and utilities (\$42,000);
- depreciation (\$30,000).

The existing facility is 508m², so the average cost of the operating expense is approximately \$83m².

Estimated capital costs and funding The proposed one-off cost for Option one is \$752,310 which includes:

- \$103,917 (17%) related to renewal of existing infrastructure
- \$648,393 (83%) related to upgrade / new infrastructure.

The renewal component will be funded by the Asset Renewal Reserve while the upgrade / new infrastructure will be funded by municipal funds.

The existing facility has a current replacement cost of \$1.95 million and a written down value of \$1.03 million. The upgraded facility will have a revised current replacement cost of \$2.6 million.

Write-Off

The renewal element of the project will result in some items being replaced before the end of their estimated useful life, which may result in a one-off write-off cost of \$70,000. This will impact on the City's operating results in the year of completion. This item will be subject to further validation as the project progresses.

Annual operating cost including depreciation	The upgrade / new component will result in an increase in depreciation with an estimated cost of \$13,000 which has been calculated based on a 2% rate per year.
	Option one will extend the existing facility to 607.6m ² , an increase of approximately 20%. It is assumed that the costs of cleaning, building repair / maintenance may increase proportionally, so additional expenses per year of \$8,400 are estimated, which is based on 20% of the existing costs of \$42,000. The new facility and associated infrastructure would therefore cost approximately \$21,400 more per year, comprising of \$13,000 depreciation and \$8,400 operating expenses.
Annual income	operating The proposed extension and refurbishments are intended to accommodate a senior AFL club to relocate to Emerald Park, which may result in increased income of approximately \$4,134 per year. This would be \$3,304 more than the \$830 currently paid by the club.
Operating deficit / 20 Year Strategic Financial Plan	The net operating impacts per year for the new facility are estimated at \$18,096, which is the sum of the \$13,000 depreciation costs and \$8,400 operating expenses less the increased operating income of \$3,304. The City is striving to improve its operating results, with a target of 2% agreed by Council as part of the adopted <i>20 Year SFP</i> (August 2019). The City still has some way to achieve a consistent operating surplus close to 2% and projects which mostly comprise of upgrade / new expenditure make it more difficult to improve the operating results.
	The <i>20 Year SFP</i> is updated on an annual basis. The next update will be early 2020 and will include the updated projections for this project, including the estimated write-off.
Capital replacement	It is estimated that the City would need to provide \$13,000 per year additional costs for capital replacement, equal to the annual depreciation expense.

All amounts quoted in this report are exclusive of GST.

Regional significance

Not applicable.

Sustainability implications

Environmental

All facility refurbishment projects are planned to reduce the impact of the carbon footprint and consider environmental sustainability design features where possible within the project budget for example LED lighting, waterless urinals, water saving taps and toilet cisterns and insulation.

Social

The project has included consultation with the existing user groups of the facility and local community to ensure that feedback received represents their needs. Furthermore, refurbishment works consider access and inclusion principles with the aim to enhance the amenity of the public space.

Economic

Not applicable.

Consultation

Community consultation was conducted from Friday 8 March to Friday 5 April 2019 in accordance with the City's *Community Consultation Policy and Protocol*. Targeted consultation was undertaken with residents within 200 metres of Emerald Park and park user groups. In addition, consultation documentation was available on the City's website for any other interested community members to make comment. The consultation was advertised through the following methods:

- Direct mail out – cover letter and frequently asked questions sheet was sent to the identified stakeholders.
- Site signage – three signs were placed at the park during the consultation period.
- City's website – frequently asked questions sheet and online comment form were available on the City's website during the consultation period.

The aim of the community consultation was to determine the level of support for the project. The City received 30 valid responses during the consultation period (Attachment 7 refers). Respondents were asked to indicate their level of support for the refurbishment project, with over 90% of respondents either supporting or strongly supporting the project.

In addition, respondents were asked if they had any additional comments regarding the project. Seven user groups and 14 community members provided feedback and common themes included the following:

- General support for the proposal (13).
- Concern about works interrupting access to the clubrooms, toilets and car park (two).
- Concerns about excessive noise in the evenings and increased usage (one).
- Requests for additional park infrastructure, additional or alternative upgrades to the clubrooms (five).

COMMENT

Currently, there is \$625,000 listed in 2020-21 and 2021-22 of the City's *Five Year Capital Works Program* for the Emerald Park Clubrooms refurbishment project. Option one (estimated at \$752,310) is recommended because it includes internal toilets, additional storage and better meets the needs of a home facility for a senior AFL club.

The City has commenced planning for the 2020-21 to 2024-25 *Capital Works Program* and will consider its financial capacity to identify available funds as part of this process.

VOTING REQUIREMENTS

Simple Majority.

Cr Poliwka left the Room at 7.02pm.

MOVED Cr Jones, SECONDED Mayor Jacob that Council:

- 1** **NOTES** that \$40,000 (municipal funds) is listed in 2020-21 for detailed design and \$585,000 (municipal funds) is listed in 2021-22 for construction within the City's *Five Year Capital Works Program* for the refurbishment of Emerald Park Clubrooms;
- 2** **APPROVES** the proposed refurbishment works for Emerald Park Clubrooms as detailed as Option one in this Report to proceed to the detailed design and tender stage;
- 3** **Subject to approval of Part 2 above, REQUESTS** additional funds be listed for consideration within the 2021-22 Capital Works Program as part of the budget process for the refurbishment of Emerald Park Clubrooms for the proposed works as detailed as Option one in this Report.

The Motion was Put and

CARRIED (6/0)

In favour of the Motion: Cr Logan, Mayor Jacob, Crs Jones, McLean, Raftis and Thompson.

Cr Poliwka entered the Room at 7.03pm.

Appendix 4 refers

To access this attachment on electronic document, click here: [Attach4agnMPF200309.pdf](#)

ITEM 5 BURNS BEACH CAFÉ / RESTAURANT - PROJECT STATUS

WARD	North
RESPONSIBLE DIRECTOR	Mr Garry Hunt Chief Executive Officer
FILE NUMBER	108335
ATTACHMENTS	Attachment 1 Indicative project schedule
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 on the Burns Beach Café / Restaurant project.

EXECUTIVE SUMMARY

At its meeting held on 9 September 2019 (Item 11 refers) the Major Projects and Finance Committee considered a confidential status report on the progress of the Burns Beach Café / Restaurant project and resolved to note a new location for the proposed facility, for the purposes of proceeding to the design development phase of the project.

The City has commenced the design development phase of the project and is currently in the process of engaging an external landscape architecture consultant to assist with the café / restaurant building and the design of the greater coastal node.

The Major Projects and Finance Committee has previously noted that the City had submitted a business case to the Department of Planning, Lands and Heritage (DPLH) outlining the City's intent to purchase a portion of Crown Land for the proposed development. A written response was received on 18 October 2019 indicating that the DPLH objects to the City's purchase of the land, in part due to rising concerns regarding coastal erosion. The City is currently considering alternative land tenure arrangements such as a long-term lease, which is preferred by the DPLH.

It is therefore recommended that the Major Projects and Finance Committee NOTES the Burns Beach Café / Restaurant project status report.

BACKGROUND

The City owns and manages several strategically located land parcels that in terms of accommodating cafés, kiosks and restaurants have the potential to increase the enjoyment of popular recreational locations and provide the City with a level of commercial gain.

At its meeting held on 22 June 2010 (CJ103-06/10 refers), Council endorsed the philosophy and parameters for the cafés / kiosks / restaurants project to articulate, for historical purposes, its intent to progress the project and to address the project objectives. The Cafés / Kiosks / Restaurants Project Vision recognises the provision of facilities which will:

- advance the City's ability to attract visitors / tourists for entertainment and socialising
- provide more employment, increase business opportunities, a greater awareness of the City's natural assets and a greater social and economic contribution by tourists
- provide equitable community based facilities that acknowledges and provides for the lifestyle and alfresco culture of Western Australia.

The fiscal responsibility and commerciality development parameters of the project aims to provide:

- assurance of commercial viability
- due diligence and financial / cost benefit analysis
- future financial and social benefit for City residents and visitors
- high quality, appropriate commercial operations
- consideration of co-location opportunities
- creation of an asset/s that maintains its capital value throughout its economic life cycle.

A preliminary site assessment and analysis of City owned or managed land was undertaken to identify suitable sites. At its meeting held on 27 May 2013 (CJ069-05/13 refers), Council noted a project status and progression options report detailing investigations into the suitability of various sites for the development of café, kiosks and restaurants. At that meeting Council resolved to authorise the Chief Executive Officer to initiate an Expression of Interest process for the development of a café / restaurant facility at Burns Beach. A two stage Expression of Interest (EOI) process was developed by the City and advertised on 18 December 2013, however at its meeting held on 6 October 2014 the former Strategic Financial Management Committee (SFMC), after considering a report on the responses to the EOI (Item 3 refers), resolved to defer the EOI Process pending adoption of the *Burns Beach Masterplan* by Council.

At its meeting held on 18 October 2016 (CJ158-10/16 refers), Council resolved in part to adopt the *Burns Beach Masterplan*. The *Burns Beach Masterplan* contains a design for the coastal node precinct of Burns Beach which includes a location for a café / restaurant development.

A report was presented to the former Finance Committee at its meeting held on 7 August 2017 (Item 11 refers) outlining various options for the City to deliver a café / restaurant development at Burns Beach. After due consideration it was decided in part that the former Finance Committee NOTES:

- “2 *the Chief Executive Officer will further investigate options for the City to build a café / restaurant facility at Burns Beach, with a view of leasing the facility to a commercial operator and to present options and opportunities to Council for consideration*”.

At its meeting held on 12 March 2018 (Item 8 refers) the Major Projects and Finance Committee considered a status report on options for the implementation of the Burns Beach café / restaurant project and noted:

- “1 the report on the status of the Burns Beach café / restaurant project;*
- 2 the Chief Executive Officer will invite submissions from suitably qualified consultants for the provision of architectural and associated services for the design of a new food and beverage development as outlined in this Report;*
- 3 the Chief Executive Officer will negotiate with the Department of Planning, Lands and Heritage to secure an in-principle agreement on the optimum land tenure arrangement to facilitate the development;*
- 4 the Chief Executive Officer will initiate the process to demolish the Jack Kikeros Hall;*
- 5 a further report will be provided to the Major Projects and Finance Committee with details on the progress of the project.”*

At its meetings held on 7 May 2018 (Item 2 refers) and 16 July 2018 (Item 5 refers) and November 2018 (Item 1 refers) the Major Projects and Finance Committee noted status reports on the Burns Beach Café / Restaurant project.

At its meeting held on 11 March 2019 (Item 8 refers) the Major Projects and Finance Committee considered a confidential status report on the Burns Beach Café / Restaurant project. The report provided an update on the progress of the concept design development, including facility location details, and outlined the City’s intent to commence preparation on an Expression of Interest process to identify commercial operators to lease the proposed café / restaurant facility.

Upon consideration of the report the Major Projects and Finance Committee resolved:

“That the item “Confidential Burns Beach Café / Restaurant – Project Status” be REFERRED BACK to the Chief Executive Officer to revisit the carparking provision of the Burns Beach Café / Restaurant Concept Plan”.

At its meeting held on 6 May 2019 (Item 11 refers) the Major Projects and Finance Committee considered a confidential status report and resolved as follows:

“That the Major Projects and Finance Committee NOTES:

- 1 the confidential report on the status of the Burns Beach Café / Restaurant project;*
- 2 that the Chief Executive Officer will initiate an Expression of Interest process to identify commercial operators for the proposed café / restaurant facility at Burns Beach;*
- 3 that the proposed indicative location for the Burns Beach Café / Restaurant, as shown in Attachment 1 to this report, is the location for the facility for the purposes of progressing the design development for the Burns Beach Café / Restaurant and the Burns Beach Master Plan – Coastal Node Concept Plan.”*

At its meeting held on 9 September 2019 (Item 11 refers) the Major Projects and Finance Committee considered a confidential status report on the progress of the Burns Beach Café / Restaurant project and resolved to note a new location for the proposed facility, for the purposes of proceeding to the design development phase of the project.

DETAILS

Design Development

The project architect – Bollig Design Group has commenced the design development process for the café / restaurant and has undertaken concept design work on the car park and access roads to the facility. The City has engaged a traffic engineer to undertake a traffic and parking impact study for the café / restaurant and is in the process of engaging a landscape architect to assist with the design works for the building, carpark and the Burns Beach Coastal Node surrounds.

It is intended that once land tenure matters have been resolved the City will undertake community consultation on the proposal and then proceed with the approvals process. Updates on these matters and the design process will be provided to the Major Projects and Finance Committee at future meetings. Indicative timeframes for the project are in Attachment 1.

Land Tenure

The business case for the City to purchase a portion of Crown Reserve 42219 at Burns Beach was provided to the Department of Planning, Lands and Heritage (DPLH) in April 2019. A written response was received on 18 October 2019 indicating that the DPLH objected to the City's purchase of the land, in part due to liability arising from coastal erosion. The City has been advised that a leasehold tenure is the preferred option. The DPLH's general position for a lease arrangement in this scenario is for an initial term of 21 years, with an option for a further term of 21 years, being subject to any coastal erosion risks being reassessed and managed through a new coastal hazard and risk management adaptation plan, toward the end of the initial term.

The City has previously considered the option to lease the Crown Land required for the development and although a viable option, the option to purchase the land was the preferred after seeking advice from a property consultant.

Expression on Interest for Commercial Operators

At its meeting held on 6 May 2019 (Item 11 refers) the Major Projects and Finance Committee considered a confidential status report on the progress of the Burns Beach Café/Restaurant project and resolved to note that the Chief Executive Officer will initiate an Expression of Interest (EOI) process to identify commercial operators for the proposed café / restaurant facility at Burns Beach.

The City has commenced preparation of an EOI request process and the associated documentation and will be completed later in the design development stage. It is intended that the City may offer a long-term lease for the premises and therefore the final detailed design may require some level of input from the identified operators.

The EOI process will commence at an appropriate stage and updates will be provided to the Major Projects and Finance Committee at future meetings.

Issues and options considered

Not applicable.

Legislation / Strategic Community Plan / policy implications

Legislation Besides the legislation that covers the eventual planning and building requirements, with regard to the land related matters the *Land Administration Act 1997* and the DPLH relevant policies deal with the administration of Crown land. *The Local Government Act 1995* and the *Local Government (Functions and General) Regulations 1996* deal with local governments' dealings with property, which includes purchase and leasing.

Strategic Community Plan

Key theme Economic Prosperity, Vibrancy and Growth.

Objective Destination City.

Strategic initiative Facilitate the establishment of major tourism infrastructure.

Policy Not applicable.

Risk management considerations

The DPLH's *State Coastal Planning Policy No. 2.6* applies to development along the City's coastline, particularly with regard to potential long-term risks from severe storm erosion and sea level rise. In accordance with this legislation the City has undertaken the required *Coastal Hazard Risk Management and Adaptation Plan* (CHRMAP) for the site of the old Jack Kikeros Hall, which was the previous site for the proposed development. The CHRMAP will be updated to reflect the new location further south.

The DPLH's *State Planning Policy No. 3.7: Planning in Bushfire Prone Areas* also applies to this site. In accordance with the legislation the City has undertaken a *Bushfire Attack Level* (BAL) assessment for the site of the old Jack Kikeros Hall, which was the previous site for the proposed development. A new assessment and a bushfire management plan is being undertaken for the new location.

Other potential risks to the successful progression of the project include:

- inability to obtain support and approvals from the statutory approval authorities
- negative community reaction to the project
- lack of suitable respondents to the City's EOI to identify commercial business operators
- failure of negotiations on lease agreements with commercial operators
- a proponent, or the City, may opt not to proceed with the development.

Financial / budget implicationsCurrent financial year impact

Account no.	1-220-C1060
Budget Item	Cafés/Kiosks/Restaurants (Burns Beach).
Budget amount	\$1,264,102 (includes \$1 million for the Crown Land purchase)
Amount spent to date	\$44,224
Proposed cost	Nil
Balance	\$1,219,878

Figures above are current at February 2020.

All figures in this report are exclusive of GST.

Future financial year impact

Annual operating cost	In the event the City is successful in leasing the Crown Land required for the facility and the City constructs its own building, it will be responsible for paying Crown Land rent and the cost of structural maintenance, depreciation and insurance of the building. All other annual operating costs including rates and consumption of services would be borne by the commercial operator.
Estimated annual income	The City will receive the market rent negotiated with an operator. Rates will also be payable by the operator.
Capital replacement	A capital replacement component has been included in financial evaluations for the project and will be further developed through the design process.
20 Year Strategic Financial Plan impact	The capital costs / funding for the City to build the facility is currently factored into the City's <i>Capital Works Program 2019-20 – 2023-24</i> and the cost of purchasing the land is included in the City's budget for 2019-20.
Impact year	2021-22.

All amounts quoted in this report are exclusive of GST.

Regional significance

The provision of cafés / kiosks / restaurants on City owned or managed land will provide significant resident / visitor / tourist benefit by enhancing the City's existing natural assets and amenities.

Sustainability implications

The project philosophy and parameters (CJ103-06/10 refers) outlines the intent of Council in progressing the project and addresses the following sustainability implications:

- Project Vision.
- Land Use and Built Form.
- Environmental Strategy.
- Liaison Protocol.
- Fiscal Responsibility and Commerciality.
- Governance.

Consultation

The City may be required to publicly advertise the proposed development in accordance with the *Local Government Act 1995*, pending final decisions on land tenure and progressing the project. During the project the City has liaised with key stakeholders including the Burns Beach Residents Association and the owners of the existing Burns Beach Café. Future consultation regarding the proposal will take place in accordance with the City's *Community Consultation Policy*.

COMMENT

It is envisaged that the café / restaurant project will provide an additional income stream for the City and will assist in addressing the City's current over-reliance on rates income by providing an additional / alternative long-term income stream, as per the City's Financial Diversity objectives contained within *Joondalup 2022 – Strategic Community Plan 2012-2022*.

VOTING REQUIREMENTS

Simple Majority.

MOVED Cr McLean, SECONDED Mayor Jacob that the Major Projects and Finance Committee NOTES the Burns Beach Café / Restaurant project status report.

The Motion was Put and

CARRIED (7/0)

In favour of the Motion: Cr Logan, Mayor Jacob, Crs Jones, McLean, Poliwka, Raftis and Thompson.

Appendix 5 refers

To access this attachment on electronic document, click here: [Attach5agnMPF200309.pdf](#)

ITEM 6 JINAN GARDEN – PROJECT STATUS

WARD	All
RESPONSIBLE DIRECTOR	Mr Garry Hunt Office of the CEO
FILE NUMBER	52469, 101515
ATTACHMENTS	Attachment 1 Concept Images and Design and Location Plans
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 on the Jinan Garden project.

EXECUTIVE SUMMARY

At its meeting held on 21 May 2019 (CJ066-05/19 refers), Council resolved in part to support the development of the Jinan Garden as a standalone project.

The City has commenced preparation of a new project management plan for the design and construction of the Jinan Garden. The City is engaged with representatives of the North Metro TAFE regarding the proposed location of the garden and opportunities for North Metro TAFE to be involved with the planning, implementation and ongoing management of the garden which is proposed to be built in Central Park, adjacent to the North Metro TAFE site (Attachment 1 refers).

The City undertook a competitive Request for Quote (RFQ) process to identify a Landscape Architecture Consultant to assist the City with the design and construction of the facility. Consultant Plan E has been identified as the successful consultant and has begun working on the project with the City.

It is planned that detailed design and further site investigations, will occur during the remainder of the 2019-20 financial year and project documentation, tender process and construction is intended to occur in 2020-21.

It is therefore recommended that the Major Projects and Finance Committee NOTES the progress on the Jinan Garden project.

BACKGROUND

The City of Joondalup has a Sister City Relationship with the City of Jinan. The signing of a Memorandum of Understanding which was endorsed by Council at its meeting held on 25 July 2000 (CJ183-07/00 refers) marked the commencement of the relationship. In 2004, both Cities signed an official protocol agreement formalising the Sister City Relations between the two Cities (CJ007-02/04 refers).

One of the key achievements resulting from the relationship is the plan to construct Sister City gardens. In 2009 the City of Joondalup engaged Plan E Landscaping Consultants to develop a concept for a Sister City 'Joondalup Garden' to be established in Jinan, as part of the 7th China International Garden and Flower Expo. The garden was completed and opened in late September 2009.

At its meeting held on 14 December 2010 (CJ217-12/10 refers), Council agreed to incorporate the Jinan Garden in the design of the proposed Joondalup Performing Arts and Cultural Facility (JPACF). In April 2012 the City engaged the services of landscape architect consultants Plan E for the purpose of a review of the Jinan Gardens design that was gifted to the City by the Jinan Municipal People's Government.

A Business Case for the JPACF project was developed which included details and costings for the Jinan Garden, to be constructed in Central Park adjacent to the JPACF site. Community consultation on the Business Case was undertaken over a 42 day period from 16 February 2017 to 30 March 2017. The results of the community consultation process were detailed in a report considered by Council at its meeting held on 27 June 2017 (CJ101-06/17 refers). Council decided not to proceed with the design development phase of the JPACF project and the Jinan Garden was temporarily placed on hold while a review of the JPACF project was undertaken.

From 23 March to 30 March 2019, a delegation from Joondalup visited Jinan resulting in part in the signing of a new three year cooperation and exchange plan. The renewed three year plan identifies the key projects for delivery over the next three years and includes the progression of the Jinan Garden Project.

At its meeting held on 21 May 2019 (CJ066-05/19 refers), Council resolved in part to support the development of the Jinan Garden as a standalone project. Council also resolved to list for consideration \$2.15 million for the planning and development of the Jinan Garden in 2019-20 and 2020-21 of the City's Five Year Capital Works Program, as follows:

- “3 *SUPPORTS the development of the Jinan Garden, as a significant stand-alone piece of cultural infrastructure, separate from the Joondalup Performing Arts and Cultural Facility;*
- 4 *LISTS FOR CONSIDERATION in the City's Five Year Capital Works Program \$260,000 in 2019-20 and \$1.89 million in 2020-21, for the planning and development of the Jinan Garden and REDUCES the capital expenditure within the 20 Year Strategic Financial Plan for the Joondalup Performing Arts and Cultural Facility by \$2.15 million;*
- 5 *SUPPORTS the proposed location for the Jinan Garden as detailed in Attachment 2 to this report, subject to further site investigations and approvals as required;*
- 6 *NOTES that the Chief Executive Officer will present further status reports on the Jinan Garden and JPACF projects to the Major Projects and Finance Committee at a later date”.*

At its meeting held on 25 June 2019 (CJ079-06/19 refers), Council received a report providing an overview of the highlights and outcomes of the visit made by the City of Joondalup delegation to Jinan in March 2019. Also at that meeting Council resolved to adopt the *Five Year Capital Works Program*, including the Jinan Garden Project.

On 9 September 2019 the Major Projects and Finance Committee noted a report on the progress on the project, including details on the preparation of project management documentation, liaison with North Metro TAFE and the procurement of a landscape architect consultant.

At its meeting held on 18 February 2020 (C04-02/20 refers), Council received a petition requesting that Council reconsider and rescind their decision to spend \$2.15 million on the Jinan Garden and instead, redeploy the funds for community gardens across the City of Joondalup. A report on the petition will be presented to Council at a later date.

DETAILS

In July 2019, following Council's decision to proceed with the Jinan Garden as a stand-alone project and adoption of the *Five Year Capital Works Program* (which includes the Jinan Garden), the City commenced the preparation of a new Jinan Garden project. New project management documentation has been prepared and detailed design and site investigations are progressing.

The Jinan Garden proposal is for a traditional Chinese walled garden of approximately 1100m² (Concept images and plans and location plans are in Attachment 1) The garden design takes inspiration from the Baotou Springs Park in Jinan and incorporates a wide variety of traditional Chinese garden elements including a pavilion overlooking a formal pond to a waterfall and miniature mountain-scape beyond. The scheme is enhanced by a botanically rich Chinese planting scheme and includes a gathering area for up to 70 people. It is proposed to use the gardens for occasional functions and ceremonies and investigations are being undertaken into the opportunity for an income stream from these activities.

The City has continued to engage with North Metro TAFE representatives to discuss partnerships and opportunities for North Metro TAFE staff and students to be involved in the project, including design, implementation and facility management.

Landscape architect consultant Plan E were recently engaged by the City through a competitive procurement process to assist with the project. Plan E were involved with the design and construction of the Joondalup Garden in Jinan in 2009 and were originally engaged by the City in 2012 to develop a design for the Jinan Garden in Joondalup.

Issues and options considered

Not applicable.

Legislation / Strategic Community Plan / policy implications

Legislation *Local Government Act 1995.*

Strategic Community Plan

Key theme Governance and Leadership.

Objective Strong leadership.

Strategic initiative Foster strategic alliances to deliver key transformational projects and initiatives in partnership with key stakeholders.

Policy Not applicable.

Risk management considerations

The risk considerations for the development of the Jinan Garden project will be investigated as the project progresses. Current potential risk factors include the following:

- Protracted time to progress the design.
- Inability to achieve the appropriate approvals.
- Managing community / stakeholder expectations – potential community opposition.

Financial / budget implicationsCurrent financial year impact

Account no.	CW003922
Budget Item	Jinan Garden project
Budget amount	\$260,000
Amount spent to date	\$ 18,118
Proposed cost	\$ 0
Balance	\$241,882

Future financial year impact

Annual operating cost Annual operating costs will be investigated as the project progresses.

Estimated annual income Estimated annual income, including potential income from functions and ceremonies, will be investigated as the project progresses.

Capital replacement Capital replacement costs will be investigated as the project progresses.

20 Year Strategic Financial Plan impact \$2.15 million.

Impact year 2019-20, 2020-21.

All amounts quoted in this report are exclusive of GST.

Regional significance

Not applicable.

Sustainability implications

The Sister City Relationship between the City of Joondalup and the City of Jinan, which includes plans for the construction of the Jinan Garden, has been developed with the intent of achieving positive social / cultural, economic, and environmental exchange opportunities.

The consideration of financial sustainability implications such as potential income streams and environmental implications such as vegetation clearing, plant selection and water use will continue as the project progresses.

Consultation

Community consultation on the Business Case for the Joondalup Performing Arts and Cultural Facility, which included details and costings for the Jinan Garden, was undertaken over a 42 day period from 16 February to 30 March 2017. The results of the community consultation process were detailed in a report considered by Council at its meeting held on 27 June 2017 (CJ101-06/17 refers).

COMMENT

The City will continue to progress the Jinan Garden Project in line with Council direction and will provide future updates to the Major Projects and Finance Committee.

VOTING REQUIREMENTS

Simple Majority.

MOVED Mayor Jacob, SECONDED Cr McLean that the Major Projects and Finance Committee NOTES the progress on the Jinan Garden project.

The Motion was Put and

CARRIED (7/0)

In favour of the Motion: Cr Logan, Mayor Jacob, Crs Jones, McLean, Poliwka, Raftis and Thompson.

Appendix 6 refers

To access this attachment on electronic document, click here: [Attach6agnMPF200309.pdf](#)

ITEM 7 HEATHRIDGE PARK MASTERPLAN - NEEDS ANALYSIS AND FEASIBILITY STUDY STATUS REPORT

WARD	North Central	
RESPONSIBLE DIRECTOR	Mr Garry Hunt Chief Executive Officer	
FILE NUMBER	04361, 101515	
ATTACHMENTS	Attachment 1	Heathridge Park Masterplan – Project Philosophies and Parameters
	Attachment 2	Masterplan Process
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 consider the status of the draft Heathridge Park Masterplan – Needs Analysis and Feasibility Study.

EXECUTIVE SUMMARY

In April 2019 the City commenced a needs analysis and feasibility study for Heathridge Park with the assistance of consultant Dave Lanfear Consulting. The first draft of the study was received by the City in November 2019.

The draft report confirms that the existing facilities are aging and not meeting the needs of users. The report shows that the City and the community would benefit from an investment into more modern facilities and provides recommendations on the redevelopment of Heathridge Park including the construction of a multipurpose community and sporting facility to replace the three existing buildings.

The draft report is currently being reviewed by the City and the key findings will be presented to a future meeting of the Major Projects and Finance Committee.

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

- 1 *the Heathridge Park Masterplan - Needs Analysis and Feasibility Study Status Report;*
- 2 *that the information contained in the draft Heathridge Park Needs Analysis and Feasibility Study will assist in the scoping of the Heathridge Masterplan project.*

BACKGROUND

At its meeting held on 17 February 2014 (CJ024-02/14 refers), Council considered the proposed refurbishment of the Heathridge Park Clubroom and requested a 'Philosophy and Parameters' report in relation to a Masterplan for Heathridge Park be presented to Council for consideration.

At its meeting held on 24 June 2014 (CJ097-06/14 refers) Council approved the Heathridge Park Masterplan project and endorsed philosophies and parameters for the project (Attachment 1 refers). The purpose of the project philosophies and parameters is to articulate and document the intent of the City with respect to the objectives and outcomes of the *Heathridge Park Masterplan*.

In 2015 a project team was formed and internal consultation commenced however the project was placed on hold through to 2017 due to other project priorities including the Warwick Hockey Centre Project and the Penistone Park Redevelopment Project. In 2017 funding was allocated for a needs analysis and feasibility study for Heathridge Park. In 2018 the City held meetings with key stakeholders and user groups and progressed a process to identify a consultant to assist the City with undertaking the project.

In April 2019 the City engaged consultant Dave Lanfear Consulting to undertake a needs analysis and feasibility study on Heathridge Park. A progress report on the needs analysis and feasibility study process was noted by the Major Projects and Finance Committee at its meeting held on 9 September 2019 (Item 3 refers).

DETAILS

In April 2019 the City engaged consultants Dave Lanfear Consulting to undertake a needs analysis and feasibility study on Heathridge Park. The scope for the study was to investigate and report on the following:

- The needs and aspirations of current and future user groups at Heathridge Park.
- The trends concerning the demographic and social characteristics of the suburbs surrounding the facilities located in Heathridge Park and the implications for the future provision of a multi-purpose facility / or facilities on the site.
- Options for a new multi-purpose community facility to replace the existing facilities within Heathridge Park.
- The most appropriate location for new community facilities.
- Opportunities for alternative site access from Ocean Reef Road.
- Recommendations on management of existing / future user groups during any future redevelopment process i.e. staged construction / temporary facilities.
- Indicative concepts showing the location and design of the new community facility / or facilities.
- Preliminary and broad estimation of the capital costs for the recommended redevelopment and estimates for the recurring financial impacts of operation and maintenance, including income forecasting.

The process undertaken by Dave Lanfear Consulting to develop the needs analysis and feasibility report is shown below in Figure 1:

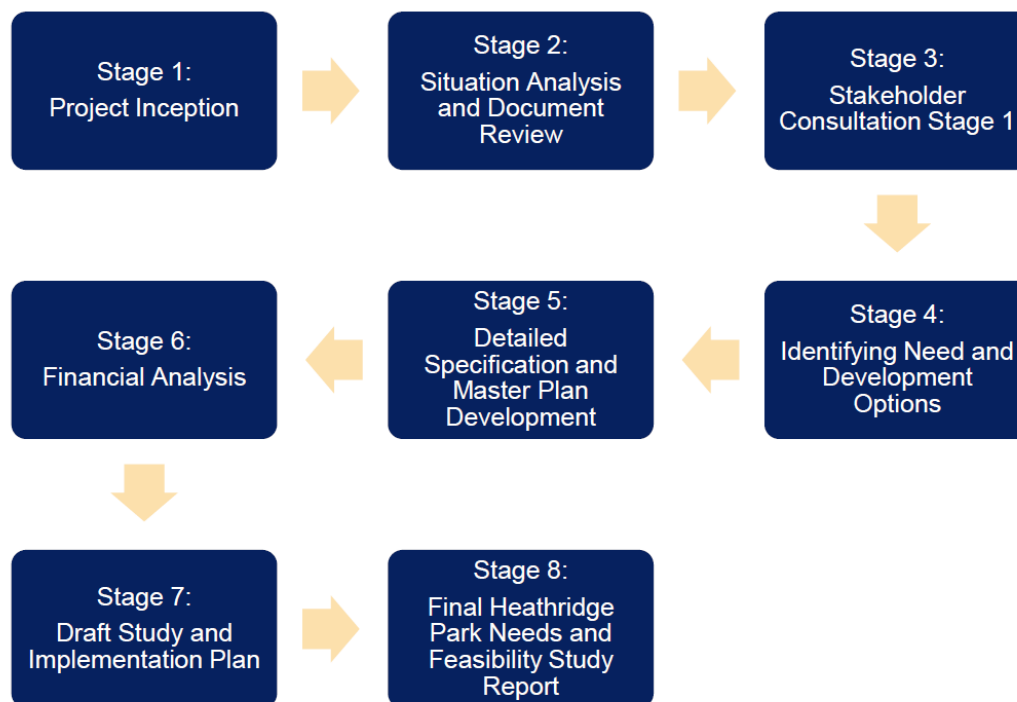


Figure 1 (Source: Dave Lanfear Consulting)

The initial findings in the draft report confirms that the existing facilities are aging and not meeting the needs of users. The report shows that the City and the community would benefit from an investment into more modern facilities and provides recommendations on the redevelopment of Heathridge Park including the construction of a multipurpose community and sporting facility to replace the three existing buildings.

The draft report is currently being reviewed by the City and it is intended the key findings will be presented to the Major Projects and Finance Committee for consideration and feedback at a future meeting of the committee. It is proposed that the project would then continue to follow the City's Masterplan Process (Attachment 2 refers). This would include endorsement of the draft Needs Analysis and Feasibility Study and concept plan by Council for the purposes of community consultation and the preparation of a funding strategy and external funding applications as decided by Council.

Issues and options considered

Not applicable.

Legislation / Strategic Community Plan / Policy implications

Legislation Not applicable.

Strategic Community Plan

Key theme Community wellbeing.

Objective Quality facilities.

Strategic initiative

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

Policy *Community Consultation Policy.*

Risk management considerations

The City will undertake a risk management assessment and monitoring as part of the Needs Analysis and Feasibility Study and as the project advances.

Financial / budget implicationsCurrent financial year impact

Account no.	A2201 Operating Code 2012
Budget Item	Heathridge Park Masterplan
Budget amount	\$ 34,160 (CEO Consultancy)
	\$ 15,000 (City Projects Operating)
Amount spent to date	\$ 21,350
Proposed cost	\$ Nil
Balance	\$ 27,810

Future financial year impact

Annual operating cost The three existing buildings at Heathridge Park have a combined asset value as at July 2019 of \$5.8 million. The park itself and park infrastructure has a value of \$1.8 million so the overall asset value is \$7.6 million. Any rationalisation of assets at Heathridge Park will result in a write-off cost that will adversely affect the City's operating results.

All amounts quoted in this report are exclusive of GST.

Regional significance

Not applicable.

Sustainability implications

The consideration of sustainability implications has taken place during the needs analysis and feasibility study and will continue as the project progresses.

Any redevelopment at Heathridge Park will consider and minimise impacts to flora and fauna in the area. Facilities will be planned to reduce the impact of the carbon footprint and consider environmental sustainability design features.

The project includes consultation with existing and potential user groups and the local wider community to ensure that feedback received represents their diverse needs. It is expected that if the redevelopment works occur, the project will lead to higher utilisation rates of the facility and potentially the oval. Any development at the site will consider access and inclusion and community safety principles and will aim to enhance the amenity of the public space.

Consultation

Dave Lanfear Consulting engaged with Heathridge Park user groups as part of the Needs Analysis and Feasibility Study process. Further community consultation will be undertaken at a later stage in line with the City's *Community Consultation Policy*.

COMMENT

The draft Needs Analysis and Feasibility Study report is currently being reviewed by the City and it is intended the key findings will be presented to the Major Projects and Finance Committee for consideration and feedback at a future meeting of the committee.

VOTING REQUIREMENTS

Simple Majority.

MOVED Cr Jones, SECONDED Mayor Jacob that the Major Projects and Finance Committee NOTES:

- 1 the Heathridge Park Masterplan - Needs Analysis and Feasibility Study Status Report;**
- 2 that the information contained in the draft Heathridge Park Needs Analysis and Feasibility Study will assist in the scoping of the Heathridge Masterplan project.**

The Motion was Put and

CARRIED (7/0)

In favour of the Motion: Cr Logan, Mayor Jacob, Crs Jones, McLean, Poliwka, Raftis and Thompson.

Appendix 7 refers

To access this attachment on electronic document, click here: [Attach7agnMPF200309.pdf](#)

ITEM 8 UPDATE ON THE 2019-20 CAPITAL WORKS PROGRAM

WARD	All
RESPONSIBLE DIRECTOR	Mr Nico Claassen Infrastructure Services
FILE NUMBER	107023, 101515
ATTACHMENTS	<p>Attachment 1 Capital Works Project Report 2019-20</p> <p>Attachment 2 Moolanda Park Landscape Masterplan</p> <p>Attachment 3 Whitfords Nodes Park Health and Wellbeing Hub</p> <p>Attachment 4 Leafy City Program</p> <p>Attachment 5 Burns Beach to Mindarie Dual Use Path</p> <p>Attachment 6 Joondalup City Centre Lighting</p> <p>Attachment 7 Ellersdale Park Floodlighting Upgrade</p> <p>Attachment 8 Falkland Park Extension</p> <p>Attachment 9 Works Operations Centre (WOC) Extension</p> <p>Attachment 10 Craigie Leisure Centre Upgrades Stage 1</p> <p>Attachment 11 Chichester Park Clubrooms Redevelopment</p> <p>Attachment 12 Percy Doyle – Sorrento Bowling Clubrooms Extension</p> <p>Attachment 13 Percy Doyle Floodlighting Upgrades</p>
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 *2019-20 Capital Works Program* and the bi-monthly project status reports for capital works projects.

EXECUTIVE SUMMARY

The Capital Works Project Report for the 2019-20 program as at 31 January 2020 is attached (Attachment 1 refers).

At the Major Projects and Finance Committee meeting held on 15 July 2019 the committee determined which capital works project reports were required and the frequency of reporting.

The bi-monthly project reports are attached (Attachments 2-13 refer).

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

- 1 *the report on the Capital Works Projects for 2019-20 as at 31 January 2020 forming Attachment 1 to this Report;*
- 2 *the bi-monthly capital works project reports forming Attachments 2 to 13 to this Report.*

BACKGROUND

At its meeting held on 4 November 2019 (JSC03-11/19 refers), Council resolved, in part as follows:

“That Council:

- “1 BY AN ABSOLUTE MAJORITY ESTABLISHES a Major Projects and Finance Committee, with the role being to:*
 - 1.1 oversee the progress of the City’s annual capital works program and review of the City’s Five Year Capital Works Program;*
 - 1.2 make recommendations to Council on modifications of capital works projects and major strategic capital projects;”*

At its meeting held on 15 July 2019 the Major Projects and Finance Committee requested that the following project reports from the *2019-20 Capital Works Program* be provided on a bi-monthly basis:

Project Code	Project Description
PDP2118	Moolanda Park Landscape Masterplan
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	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

DETAILS

The Capital Works Project Report for the 2019-20 program as at 31 January 2020 is provided at Attachment 1 to this Report.

A summary of the projects and their current status is detailed in the bi-monthly project reports forming Attachments 2-13 to this Report.

The following projects which required a bi-monthly project report have now been completed and / or have no further milestones for this financial year and no further reports will be provided for 2019-20:

- Leafy City Program.
- Percy Doyle Sorrento Bowling Clubrooms Refurbishment.

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

VOTING REQUIREMENTS

Simple Majority.

Mayor Jacob left the Room at 7.19pm and returned at 7.21pm.

MOVED Cr McLean, SECONDED Mayor Jacob that the Major Projects and Finance Committee NOTES:

- 1 the report on the Capital Works Projects for 2019-20 as at 31 January 2020 forming Attachment 1 to this Report;**
- 2 the bi-monthly capital works project reports forming Attachments 2 to 13 to this Report.**

The Motion was Put and

CARRIED (7/0)

In favour of the Motion: Cr Logan, Mayor Jacob, Crs Jones, McLean, Poliwka, Raftis and Thompson.

Appendix 8 refers

To access this attachment on electronic document, click here: [Attach8agnMPF200309.pdf](#)

The Director Infrastructure Services left the Room at 7.29pm and returned at 7.30pm.

MOVED Cr Raftis, **SECONDED** Mayor Jacob that Council:

- 1** **AGREES** to the City entering into a lease of the Subject Land (Head Lease), on the terms described in this Report, and in accordance with section 9.49A of the *Local Government Act 1995* and **AUTHORISES** the Mayor and Chief Executive Officer to execute the Head Lease on behalf of the City;
- 2** **AGREES**, in-principle, to the City granting a sublease of the Subject Land to Sandgate (WA) Pty Ltd (Sublease), on the terms described in this Report, subject to obtaining the consent of the Minister for Lands under section 18 of the *Land Administration Act 1997*;
- 3** **AUTHORISES** the Chief Executive Officer to give local public notice of the proposed disposition of the Subject Land, under the terms of the sublease, in accordance with section 3.58(3) of the *Local Government Act 1995*;
- 4** For the purposes of section 3.58(4)(c)(ii) of the *Local Government Act 1995*, **DECLARES** the market value of the disposition, described in this Report, to be a true indication of the value at the time of the proposed disposition;
- 5** **NOTES** the proposed concept development plans and perspectives, forming Attachment 2 to this Report and **NOTES** that approval of a Development Application is required before development can commence on the Subject Land;
- 6** **NOTES** the proposed location plan and lease area plan for the facility, forming Attachments 3 and 4 to this Report.

The Motion was Put and

CARRIED (7/0)

In favour of the Motion: Cr Logan, Mayor Jacob, Crs Jones, McLean, Poliwka, Raftis and Thompson.

Disclosure of Proximity Interest

Name/Position	Cr Russell Poliwka.
Item No./Subject	Item 10 – Confidential – Joondalup City Centre Development – Project Status.
Nature of interest	Proximity Interest.
Extent of Interest	Cr Poliwka owns property adjacent to the Boas Place development.

Cr Poliwka left the Room at 7.35pm.

Mr Scott Collins, Senior Projects Officer left the Room at 7.36pm.

ITEM 10 CONFIDENTIAL - JOONDALUP CITY CENTRE DEVELOPMENT – PROJECT STATUS

WARD	North Central
RESPONSIBLE DIRECTOR	Mr Garry Hunt Office of the CEO
FILE NUMBER	103036
ATTACHMENTS	Attachment 1 Boas Place Order of Magnitude Business Case <i>(Note: The appendices to the above will be available on the Elected Members Portal.)</i> Attachment 2 Boas Place Concept Plan – Option 4B Attachment 3 City Owned Property – City Centre Attachment 4 Land and Built Form Development Options – Key Performance Indicators <i>(Please Note: The Report and Attachments are confidential and will appear in the official Minute Book only).</i>
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)(ii) 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 that has a commercial value to a person.*

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

MOVED Cr McLean, SECONDED Cr Thompson that the Major Projects and Finance Committee:

- 1 NOTES the Joondalup City Centre Development Project Status Report;**
- 2 NOTES the outcomes and recommended “next steps” of the Boas Place – Order of Magnitude Business Case;**
- 3 NOTES the Boas Place – Order of Magnitude Business Case provided as Attachment 1 to this Report;**
- 4 REQUESTS the Chief Executive Officer to continue to pursue opportunities to develop the Joondalup City Centre Development – Boas Place and to present a report to the Major Projects and Finance Committee, at a future date, on the status of the project.**

The Motion was Put and

CARRIED (6/0)

In favour of the Motion: Cr Logan, Mayor Jacob, Crs Jones, McLean, Raftis and Thompson.

Cr Poliwka entered the Room at 7.45pm.

Disclosure of interest affecting impartiality

Name/Position	Cr Philippa Taylor.
Item No./Subject	Item 11 – Confidential – Ocean Reef Marina – Land Tenure and Assembly.
Nature of interest	Interest that may affect impartiality.
Extent of Interest	Cr Taylor is a member of the Joondalup RSL and the Ocean Reef Sea Sports Club.

ITEM 11 **CONFIDENTIAL - OCEAN REEF MARINA - LAND TENURE AND ASSEMBLY**

WARD North Central

RESPONSIBLE DIRECTOR Mr Garry Hunt
Office of the CEO

FILE NUMBER 04171B

ATTACHMENTS

Attachment 1	Concept Plan Land Ownership
Attachment 2	Proposed Land Assembly Plan
Attachment 3	Draft tranche draw down program
Attachment 4	Summary – Land Valuation Report (Australian Property Consultants)
Attachment 5	Risk Assessment

(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 Item was dealt with earlier in the meeting following Item 1 – Page 25 refers.

Disclosure of interest affecting impartiality

Name/Position	Cr Philippa Taylor.
Item No./Subject	Item 12 - Confidential – Ocean Reef Marina – Financial Evaluation.
Nature of interest	Interest that may affect impartiality.
Extent of Interest	Cr Taylor is a member of the Joondalup RSL and the Ocean Reef Sea Sports Club.

ITEM 12 CONFIDENTIAL - OCEAN REEF MARINA - FINANCIAL EVALUATION

WARD North Central

**RESPONSIBLE
DIRECTOR** Mr Garry Hunt
Office of the CEO

FILE NUMBER 04171B

ATTACHMENTS Attachment 1 Revised preferred Concept Plan – Land
Use Areas and Yield Table
Attachment 2 Risk Register

(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 Item was dealt with earlier in the meeting following Item 11 – Page 27 refers.

Disclosure of interest affecting impartiality

Name/Position	Mr Mat Humfrey – Director Corporate Services.
Item No./Subject	Item 13 - Confidential – Edgewater Quarry Masterplan Project Status.
Nature of interest	Interest that may affect impartiality.
Extent of Interest	Mr Humfrey resides in Edgewater and is a former member of the Edgewater Quarry Community Reference Group.

ITEM 13 CONFIDENTIAL - EDGEWATER QUARRY MASTERPLAN PROJECT STATUS

WARD North Central

**RESPONSIBLE
DIRECTOR** Mr Garry Hunt
Office of the CEO

FILE NUMBER 37544, 107716

ATTACHMENTS Attachment 1 Preliminary Financial Analysis – Three
Alternative Redevelopment Options –
Summary Report
Attachment 2 Edgewater Quarry Community Reference
Group Terms of Reference
Attachment 3 Current Edgewater Quarry Community
Reference Group members
Attachment 4 Draft Concept Plan – Options 1 – 3

(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)(ii) 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 that has a commercial value to a person.*

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

Cr Raftis left the Room at 7.53pm.

MOVED Cr Jones, SECONDED Mayor Jacob that the Major Projects and Finance Committee NOTES:

- 1 the Edgewater Quarry Masterplan Project Status report;**
- 2 a report, including the recommendation from the Edgewater Quarry Community Reference Group, on the preferred draft concept plan for the Edgewater Quarry site will be presented to a future Council meeting, via the Major Projects and Finance Committee.**

The Motion was Put and

CARRIED (6/0)

In favour of the Motion: Cr Logan, Mayor Jacob, Crs Jones, McLean, Poliwka, and Thompson.

Cr Raftis entered the Room at 7.57pm.

This Item was dealt with earlier in the meeting, following Item 2, page 37 refers.

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

This Item was dealt with earlier in the meeting, following Item 14, page 38 refers.

**ITEM 16 CONFIDENTIAL – WORKS OPERATION CENTRE ON
RESERVE 28971, LOT 8278, (922L) OCEAN REEF
ROAD, CRAIGIE – FUTURE TENURE
INVESTIGATIONS****WARD** All**RESPONSIBLE
DIRECTOR** Mr Garry Hunt
Chief Executive Officer**FILE NUMBER** 07092, 80513**ATTACHMENTS** Attachment 1 Lot 8278 (992L) Ocean Reef Road, Craigie
Attachment 2 Lease Plan of Works Operation Centre site
Attachment 3 Lot 502 (17) Winton Road, Joondalup
Attachment 4 Risk Register

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

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.

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

- *Such other matters as may be prescribed.*

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

Cr Jones left the Room at 7.57pm.

Cr Taylor left the Room at 7.58pm.

Mrs Genevieve Hunter, Senior Projects Officer left the Room at 7.59pm.

Cr Taylor entered the Room at 8.00pm.

MOVED Mayor Jacob, SECONDED Cr Thompson that the Major Projects and Finance Committee:

- 1 SUPPORTS the commencement of investigations with the Department of Planning Lands and Heritage on alternative land tenure options to the City's current lease agreement with the Water Corporation for the Works Operation Centre site;**
- 2 NOTES that a further status report on the progress of investigations with the Department of Planning Lands and Heritage will be submitted to the Major Projects and Finance Committee meeting to be held on 4 May 2020.**

The Motion was Put and

CARRIED (7/0)

In favour of the Motion: Cr Logan, Mayor Jacob, Crs McLean, Poliwka, Raftis, Taylor and Thompson.

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 8.08pm; the following Committee Members being present at that time:

Cr John Logan
Mayor Hon. Albert Jacob, JP
Cr John Raftis
Cr Russell Poliwka
Cr Tom McLean, JP
Cr Philippa Taylor
Cr Suzanne Thompson