

agenda

Ordinary Meeting of Council

NOTICE IS HEREBY GIVEN THAT THE NEXT
ORDINARY MEETING OF THE COUNCIL
OF THE CITY OF JOONDALUP WILL BE HELD IN
THE COUNCIL CHAMBER, JOONDALUP CIVIC CENTRE,
BOAS AVENUE, JOONDALUP

ON **TUESDAY 21 APRIL 2015**

COMMENCING AT **7.00pm**

GARRY HUNT
Chief Executive Officer
17 April 2015

www.joondalup.wa.gov.au

This document is available in alternate formats upon request

PUBLIC QUESTION TIME

Members of the public are
requested to lodge questions in
writing by 9.00am on

Monday 20 April 2015

Answers to those questions
received within that timeframe
will, where practicable, be
provided in hard copy form at the
Council Meeting.

QUESTIONS TO

council.questions@joondalup.wa.gov.au

PO Box 21 Joondalup WA 6919

www.joondalup.wa.gov.au

PROCEDURES FOR PUBLIC QUESTION TIME

The following procedures for the conduct of Public Question Time were adopted at the Council meeting held on 19 November 2013:

Where a meeting of a committee is open to the public the procedures for public question time and public statement time apply. In this regard these procedures are amended by substituting "Council" with "Committee" to provide proper context.

Questions asked verbally

- 1 Members of the public are invited to ask questions at Council Meetings.
- 2 Questions asked at an Ordinary Council meeting must relate to a matter that affects the City of Joondalup. Questions asked at a Special meeting of Council must relate to the purpose for which the meeting has been called.
- 3 A register will be provided for those persons wanting to ask questions to enter their name. Persons will be requested to come forward in the order in which they are registered, and to give their name and full address.
- 4 Public question time will be limited to two minutes per member of the public, with a limit of two verbal questions per member of the public.
- 5 Statements are not to precede the asking of a question during public question time. Statements should be made during public statement time.
- 6 Members of the public are encouraged to keep their questions brief to enable everyone who desires to ask a question to have the opportunity to do so.
- 7 Public question time will be allocated a minimum of 15 minutes and may be extended in intervals of up to 10 minutes by resolution of Council, but the total time allocated for public questions to be asked and responses to be given is not to exceed 35 minutes in total. Public question time is declared closed following the expiration of the allocated time period, or earlier than such time where there are no further questions.
- 8 Questions are to be directed to the Presiding Member and shall be asked politely, in good faith, and are not to be framed in such a way as to reflect adversely or be defamatory on a particular Elected Member or City employee. The Presiding Member shall decide to:
 - accept or reject any question and his/her decision is final
 - nominate a member of the Council and/or City employee to respond to the question
 - or
 - take a question on notice. In this case a written response will be provided as soon as possible, and included in the agenda of the next Council meeting.

- 9 Where an Elected Member is of the opinion that a member of the public is:
- asking a question at a Council meeting, that does not relate to a matter affecting the City
 - or
 - making a statement during public question time,
- they may bring it to the attention of the Presiding Member who will make a ruling.
- 10 Questions and any response will be summarised and included in the minutes of the Council meeting.
- 11 It is not intended that question time should be used as a means to obtain information that would not be made available if it was sought from the City's records under Section 5.94 of the *Local Government Act 1995* or the *Freedom of Information Act 1992* (FOI Act 1992). Where the response to a question(s) would require a substantial commitment of the City's resources, the Chief Executive Officer (CEO) will determine that it is an unreasonable impost upon the City and refuse to provide it. The CEO will advise the member of the public that the information may be sought in accordance with the FOI Act 1992.

Questions in Writing – (Residents and/or ratepayers of the City of Joondalup only)

- 1 Only City of Joondalup residents and/or ratepayers may submit questions to the City in writing.
- 2 Questions asked at an Ordinary Council meeting must relate to a matter that affects the City of Joondalup. Questions asked at a Special meeting of Council must relate to the purpose for which the meeting has been called.
- 3 The City will accept a maximum of five (5) written questions per City of Joondalup resident/ratepayer. To ensure equality and consistency, each part of a multi-part question will be treated as a question in its own right.
- 4 Questions lodged by 9.00am on the day immediately prior to the scheduled Council meeting will be responded to, where possible, at the Council meeting. These questions, and their responses, will be distributed to Elected Members and made available to the public in written form at the meeting.
- 5 The Presiding Member shall decide to accept or reject any written question and his/her decision is final. Where there is any concern about a question being offensive, defamatory or the like, the Presiding Member will make a determination in relation to the question. Questions determined as offensive, defamatory or the like will not be published. Where the Presiding Member rules questions to be out of order, an announcement to this effect will be made at the meeting, including the reason(s) for the decision.
- 6 The Presiding Member may rule questions out of order where they are substantially the same as questions previously submitted and responded to.
- 7 Written questions unable to be responded to at a Council meeting will be taken on notice. In this case, a written response will be provided as soon as possible and included on the agenda of the next Council meeting.

- 8 A person who submits written questions may also ask questions at a Council meeting and questions asked verbally may be different to those submitted in writing.
- 9 Questions and any response will be summarised and included in the minutes of the Council meeting.
- 10 It is not intended that question time should be used as a means to obtain information that would not be made available if it was sought from the City's records under Section 5.94 of the *Local Government Act 1995* or the *Freedom of Information Act 1992* (FOI Act 1992). Where the response to a question(s) would require a substantial commitment of the City's resources, the Chief Executive Officer (CEO) will determine that it is an unreasonable impost upon the City and may refuse to provide it. The CEO will advise the member of the public that the information may be sought in accordance with the FOI Act 1992.

DISCLAIMER

Responses to questions not submitted in writing are provided in good faith and as such, should not be relied upon as being either complete or comprehensive.

PROCEDURES FOR PUBLIC STATEMENT TIME

The following procedures for the conduct of Public Statement Time were adopted at the Council meeting held on 19 November 2013:

- 1 Members of the public are invited to make statements, either verbally or in writing, at Council meetings.
- 2 Statements made at an Ordinary Council meeting must relate to a matter that affects the City of Joondalup. Statements made at a Special meeting of Council must relate to the purpose for which the meeting has been called.
- 3 A register will be provided for those persons wanting to make a statement to enter their name. Persons will be requested to come forward in the order in which they are registered, and to give their name and full address.
- 4 Public statement time will be limited to two minutes per member of the public.
- 5 Members of the public are encouraged to keep their statements brief to enable everyone who desires to make a statement to have the opportunity to do so.
- 6 Public statement time will be allocated a maximum time of 15 minutes. Public statement time is declared closed following the 15 minute allocated time period, or earlier than such time where there are no further statements.
- 7 Statements are to be directed to the Presiding Member and are to be made politely in good faith and are not to be framed in such a way as to reflect adversely or be defamatory on a particular Elected Member or City employee.
- 8 Where an Elected Member is of the opinion that a member of the public is making a statement at a Council meeting, that does not relate to a matter affecting the City, they may bring it to the attention of the Presiding Member who will make a ruling.

- 9 A member of the public attending a Council meeting may present a written statement rather than making the statement verbally if he or she so wishes.
- 10 Statements will be summarised and included in the minutes of the Council meeting.

CODE OF CONDUCT

Elected Members, Committee Members and City of Joondalup employees are to observe the City of Joondalup Code of Conduct including the principles and standards of behaviour that are established in the Code.

The following principles guide the behaviours of Elected Members, Committee Members and City of Joondalup employees while performing their role at the City:

- Act with reasonable care and diligence.
- Act with honesty and integrity.
- Act lawfully.
- Avoid damage to the reputation of the City.
- Be open and accountable to the public.
- Base decisions on relevant and factually correct information.
- Treat others with respect and fairness.
- Not be impaired by mind affecting substances.

Elected Members, Committee Members and employees must:

- (a) act, and be seen to act, properly and in accordance with the requirements of the law and the Code of Conduct
- (b) perform their duties impartially and in the best interests of the City uninfluenced by fear or favour
- (c) act in good faith in the interests of the City and the community
- (d) make no allegations which are improper or derogatory and refrain from any form of conduct, in the performance of their official or professional duties, which may cause any person unwarranted offence or embarrassment
- (e) always act in accordance with their obligations to the City and in line with any relevant policies, protocols and procedures.

* Any queries on the agenda, please contact Governance Support on 9400 4369.

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LATE ITEMS / ADDITIONAL INFORMATION

In the event that further documentation becomes available prior to this Council meeting, the following hyperlink will become active:

[Additional Information210415.pdf](#)

CITY OF JOONDALUP

Notice is hereby given that a Meeting of the Council will be held in the Council Chamber, Joondalup Civic Centre, Boas Avenue, Joondalup on **Tuesday 21 April 2015** commencing at **7.00pm**.

GARRY HUNT
Chief Executive Officer
17 April 2015

Joondalup
Western Australia

VISION

“A global City: bold, creative and prosperous.”

PRIMARY VALUES

- Transparent.
- Accountable.
- Honest.
- Ethical.
- Respectful.
- Sustainable.
- Professional.

DISTINGUISHING VALUES

Bold

We will make courageous decisions for the benefit of our community and future generations.

Ambitious

We will lead with strength and conviction to achieve our vision for the City.

Innovative

We will learn and adapt for changing circumstances to ensure we are always one step ahead.

Enterprising

We will undertake ventures that forge new directions for business and the local community.

Prosperous

We will ensure our City benefits from a thriving economy built on local commercial success.

Compassionate

We will act with empathy and understanding of our community's needs and ambitions.

AGENDA

Note: Members of the public are advised that prior to the opening of the Council meeting, Mayor Pickard will say a Prayer.

1 DECLARATION OF OPENING AND ANNOUNCEMENT OF VISITORS

2 DECLARATIONS OF INTEREST

Disclosures of Financial Interest/Proximity Interest

A declaration under this section requires that the nature of the interest must be disclosed. Consequently a member who has made a declaration must not preside, participate in, or be present during any discussion or decision-making procedure relating to the matter the subject of the declaration. An employee is required to disclose their financial interest and if required to do so by the Council must disclose the extent of the interest. Employees are required to disclose their financial interests where they are required to present verbal or written reports to the Council. Employees are able to continue to provide advice to the Council in the decision making process if they have disclosed their interest.

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	Mr Brad Sillence, Manager Governance.
Item No./Subject	CJ050-04/15 - Proposed Greenwood Local Structure Plan and Local Development Plan – Lot 9867 (63) Mulligan Drive, Greenwood.
Nature of interest	Interest that may affect impartiality.
Extent of Interest	Employees of Australand Pty Ltd are personally known to the Manager Governance.

Name/Position	Mayor Troy Pickard.
Item No./Subject	CJ060-04/15 - Request for Funding – Mullaloo Surf Life Saving Club (Facility Refurbishment).
Nature of interest	Interest that may affect impartiality.
Extent of Interest	Mayor Pickard is a patron of the Mullaloo Surf Life Saving Club.

Name/Position	Cr Russ Fishwick, JP.
Item No./Subject	CJ060-04/15 - Request for Funding – Mullaloo Surf Life Saving Club (Facility Refurbishment).
Nature of interest	Interest that may affect impartiality.
Extent of Interest	<ul style="list-style-type: none"> • Cr Fishwick is a Senior State Assessor for Surf Life Saving WA. • Cr Fishwick is a member of the Sorrento Surf Life Saving Club. • Cr Fishwick is a member of the Trigg Island Surf Life Saving Club.

Name/Position	Cr Teresa Ritchie, JP.
Item No./Subject	CJ060-04/15 - Request for Funding – Mullaloo Surf Life Saving Club (Facility Refurbishment).
Nature of interest	Interest that may affect impartiality.
Extent of Interest	Members of the Mullaloo Surf Life Saving Club are known to Cr Ritchie.

Name/Position	Cr Philippa Taylor.
Item No./Subject	CJ060-04/15 - Request for Funding – Mullaloo Surf Life Saving Club (Facility Refurbishment).
Nature of interest	Interest that may affect impartiality.
Extent of Interest	<ul style="list-style-type: none"> • Cr Taylor is a member of the Mullaloo Surf Life Saving Club. • Cr Taylor's son has been a member of the Mullaloo Surf Life Saving Club.

Name/Position	Cr Sam Thomas.
Item No./Subject	CJ060-04/15 - Request for Funding – Mullaloo Surf Life Saving Club (Facility Refurbishment).
Nature of interest	Interest that may affect impartiality.
Extent of Interest	Two of the members of the public who spoke during the deputations are known to Cr Thomas.

Name/Position	Cr Brian Corr.
Item No./Subject	CJ061-04/15 - Percy Doyle Reserve - Refurbishment of Existing Facilities.
Nature of interest	Interest that may affect impartiality.
Extent of Interest	Cr Corr's wife is secretary of the Undercroft Bridge Club.

Name/Position	Cr Russ Fishwick,JP.
Item No./Subject	CJ061-04/15 - Percy Doyle Reserve - Refurbishment of Existing Facilities.
Nature of interest	Interest that may affect impartiality.
Extent of Interest	Cr Fishwick is a member of the Sorrento Bowling Club.

Name/Position	Cr Teresa Ritchie, JP.
Item No./Subject	CJ061-04/15 - Percy Doyle Reserve - Refurbishment of Existing Facilities.
Nature of interest	Interest that may affect impartiality.
Extent of Interest	<ul style="list-style-type: none"> • Cr Ritchie resides near the Woodvale Community Care Centre. • Cr Ritchie's son plays for the Woodvale Football Club who use the Timberlane Clubrooms for meetings. • Cr Ritchie resides near the Timberlane Club Rooms.

Name/Position	Cr Sam Thomas.
Item No./Subject	CJ061-04/15 - Percy Doyle Reserve - Refurbishment of Existing Facilities.
Nature of interest	Interest that may affect impartiality.
Extent of Interest	One of the members of the public who spoke during the deputations are known to Cr Thomas.

3 PUBLIC QUESTION TIME

The following questions were taken on notice at the Council meeting held on 31 March 2015:

Mr A Maxwell, Greenwood:

Re: Penistone Park Redevelopment.

Q1 What measures and/or assurances can Council give to myself and other local residents to the aesthetics of the proposed car park that will be replacing the tennis courts located at Penistone Park?

A1 The concept for the car park in place of the tennis courts is planned to keep existing vegetation where possible. The planting of shade trees within the car park will also be considered.

Q2 Could angled parking be considered as a parking option at Penistone Park instead of the proposed parallel parking?

A2 The City does not encourage angled parking abutting reserves. The danger of angled parking is that when exiting the car parking bay, vehicles are reversing into oncoming traffic which presents a safety issue, whereas with parallel parking drivers are exiting with the traffic flow.

In some instance in designing car parks, angled parking is considered, however the majority of car parking is designed with parallel parking and perpendicular parking. Notwithstanding this, angled parking can be considered as an option, depending on the width of the roadway and if that option can be accommodated in the available area.

The following question was submitted prior to the Council meeting to be held on 21 April 2015:

Mr I Danaher, Padbury:

Re: Paramotor Trial at Pinnaroo Point.

Q1 *Is the Council seriously going to place the thousands of regular dog and horse beach users at risk to allow some 25 club members access to a hugely populated area to fly these obviously dangerous machines?*

A1 At its meeting held on 19 August 2014 (CJ142-08/14 refers), Council requested an extension of a trial to further assess the impact on local residents and beach users of the Paramotor activity within Pinnaroo Point, Hillarys. The trial was extended through to 30 April 2015, at which point the City will undertake community consultation to assess the impact of the activity. A report will be prepared for consideration on completion of the community consultation period. This report will consider the long term usage of Pinnaroo Point by the Paramotor Club.

4 PUBLIC STATEMENT TIME

5 APOLOGIES AND LEAVE OF ABSENCE

Leave of Absence previously approved

Cr Geoff Amphlett, JP	2 May to 10 May 2015 inclusive;
Cr Sam Thomas	6 May to 8 May 2015 inclusive;
Cr Christine Hamilton-Prime	22 May to 14 June 2015 inclusive;
Cr Brian Corr	26 May to 26 June 2015 inclusive;
Cr Teresa Ritchie, JP	28 May to 1 June 2015 inclusive.

6 CONFIRMATION OF MINUTES

MINUTES OF COUNCIL MEETING, 31 MARCH 2015

RECOMMENDATION

That the Minutes of the Council Meeting held on 31 March 2015 be confirmed as a true and correct record.

7 ANNOUNCEMENTS BY THE PRESIDING MEMBER WITHOUT DISCUSSION

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

9 PETITIONS

10 REPORTS**CJ049-04/15 DEVELOPMENT, CODE VARIATION AND SUBDIVISION APPLICATIONS – FEBRUARY 2015**

WARD	All
RESPONSIBLE DIRECTOR	Ms Dale Page Planning and Community Development
FILE NUMBER	07032, 101515
ATTACHMENTS	Attachment 1 Monthly Development Applications Determined – February 2015 Attachment 2 Monthly Subdivision Applications Processed – February 2015 Attachment 3 Monthly Building R-Code Applications Decision – February 2015
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 Council to note the number and nature of applications considered under delegated authority.

EXECUTIVE SUMMARY

Clause 8.6 of *District Planning Scheme No. 2* (DPS2) allows Council to delegate all or some of its development control powers to a committee or an employee of the City.

The purpose of delegation of certain powers by Council, in addition to other town planning matters, is to facilitate timely processing of development applications, *Residential Design Codes* (R-Code) applications and subdivision applications. The framework for the delegation of those powers is set out in resolutions adopted by Council and is reviewed on a two yearly basis, or as required. All decisions made by staff, acting under delegated authority as permitted under the delegation notice, are reported to Council on a monthly basis.

This report identifies the following applications determined by the administration with delegated authority powers during February 2015 (Attachments 1, 2 and 3 refer):

- 1 Planning applications (applications for planning approval (development applications) and R-Code applications).
- 2 Subdivision applications.
- 3 Building R-Code applications.

BACKGROUND

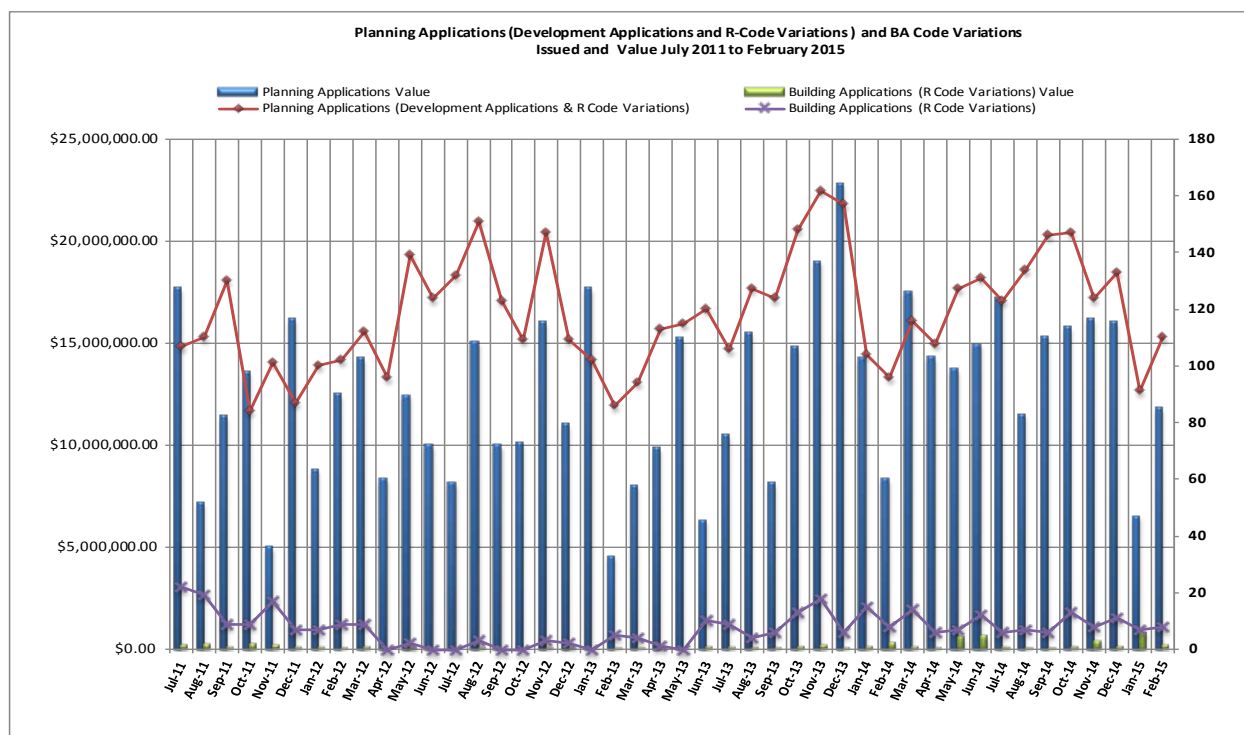
DPS2 requires that delegations be reviewed every two years, unless a greater or lesser period is specified by Council. At its meeting held on 21 October 2014 (CJ180-10/14 refers), Council considered and adopted the most recent Town Planning Delegations via its review of the Register of Delegation of Authority.

DETAILS

The number of applications determined under delegated authority during February 2015, is shown in the table below:

Applications determined under delegated authority – February 2015		
Type of Application	Number	Value (\$)
Planning applications (development applications and R-Codes applications)	110	\$ 11,821,258
Building applications (R-Codes applications)	8	\$167,329
TOTAL	118	\$ 11,988,587

The total number and value of planning and building R-Code applications determined between July 2011 and February 2015 is illustrated in the graph below:



The number of planning applications received during February was 111. (This figure does not include any applications that may become the subject of an R-Code application as part of the building permit approval process).

The number of planning applications current at the end of February was 286. Of these, 79 were pending additional information from applicants, and eight were being advertised for public comment.

In addition to the above, 262 building permits were issued during the month of February with an estimated construction value of \$39,633,678.

The number of subdivision and strata subdivision referrals processed under delegated authority during February 2015 is shown in the table below:

Subdivision referrals processed under delegated authority for February 2015		
Type of referral	Number	Potential additional new lots
Subdivision applications	2	2
Strata subdivision applications	2	4

Issues and options considered

Not applicable.

Legislation / Strategic Community Plan / policy implications

Legislation *City of Joondalup District Planning Scheme No. 2.*

Strategic Community Plan

Key theme Quality Urban Environment.

Objective Quality built outcomes.

Strategic initiative Buildings and landscaping is suitable for the immediate environment and reflect community values.

Policy Not applicable. All decisions made under delegated authority have due regard to any of the City's policies that apply to the particular development.

Clause 8.6 of DPS2 permits development control functions to be delegated to persons or committees. All subdivision applications were assessed in accordance with relevant legislation and policies, and a recommendation made on the applications to the Western Australian Planning Commission.

Risk management considerations

The delegation process includes detailed practices on reporting, checking and cross checking, supported by peer review in an effort to ensure decisions taken are lawful, proper and consistent.

Financial/budget implications

A total of 118 applications were determined for the month of February with a total amount of \$50,789 received as application fees.

All figures quoted in this report are exclusive of GST.

Regional significance

Not applicable.

Sustainability implications

Not applicable.

Consultation

Consultation may be required by the provisions of the R-Codes, any relevant policy and/or DPS2.

Of the 110 planning applications determined during February 2015 consultation was undertaken for 23 of those applications. R-Codes applications for assessment against the applicable Design Principles (previously known as Performance Criteria), which are made as part of building applications, are required to include comments from adjoining landowners. Where these comments are not provided, the application will remain the subject of an R-Codes application, but be dealt with by Planning Approvals. The four subdivision applications processed during February 2015 were not advertised for public comment.

COMMENT

Large local governments utilise levels of delegated authority as a basic business requirement in relation to town planning functions. The process allows for timeliness and consistency in decision-making for rudimentary development control matters. The process also allows the elected members to focus on strategic business direction for the Council, rather than day-to-day operational and statutory responsibilities.

All proposals determined under delegated authority are assessed, checked, reported on and cross checked in accordance with relevant standards and codes.

VOTING REQUIREMENTS

Simple Majority.

RECOMMENDATION

That Council NOTES the determinations and recommendations made under delegated authority in relation to the:

- 1 Applications for planning approval and R-Codes applications described in Attachment 1 to Report CJ049-04/15 during February 2015;**
- 2 Subdivision applications described in Attachment 2 to Report CJ049-04/15 during February 2015;**
- 3 Building Residential Design Code applications described in Attachment 3 to Report CJ049-04/15 during February 2015.**

Appendix 1 refers

To access this attachment on electronic document, click here: [Attach1brf140415.pdf](#)

Disclosure of interest affecting impartiality

Name/Position	Mr Brad Sillence, Manager Governance.
Item No./Subject	CJ050-04/15 - Proposed Greenwood Local Structure Plan and Local Development Plan – Lot 9867 (63) Mulligan Drive, Greenwood.
Nature of interest	Interest that may affect impartiality.
Extent of Interest	Employees of Australand Pty Ltd are personally known to the Manager Governance.

CJ050-04/15 PROPOSED GREENWOOD LOCAL STRUCTURE PLAN AND LOCAL DEVELOPMENT PLAN – LOT 9867 (63) MULLIGAN DRIVE, GREENWOOD

WARD

South-East

RESPONSIBLE DIRECTORMs Dale Page
Planning and Community Development**FILE NUMBER**

104828, 101515

ATTACHMENTS

Attachment 1	Location and zoning plan
Attachment 2	Structure plan map
Attachment 3	Draft structure plan
Attachment 4	Draft local development plan
Attachment 5	Structure plan process flow chart
Attachment 6	Consultation map

*(Please Note: Attachment 3 is only available electronically).***AUTHORITY / DISCRETION**

Legislative - includes the adoption of local laws, planning schemes and policies.

PURPOSE

For Council to consider advertising the draft local structure plan and local development plan over the former East Greenwood Primary School site on Lot 9867 (63) Mulligan Drive, Greenwood, for public comment.

EXECUTIVE SUMMARY

The East Greenwood Primary School was identified by the State Government as being surplus to the needs of the Department of Education and Training (DET) in 2007. In 2009 the Department of Housing (DoH) applied to zone the site 'Urban Development' under the City's *District Planning Scheme No. 2 (DPS2)* to allow development for residential purposes. In November 2010 the Minister for Planning approved the zoning of the site 'Urban Development'. To guide the future subdivision and development of the site, Roberts Day planning consultants, on behalf of the DoH and Australand have developed the draft *Greenwood Local Structure Plan* and submitted it to the City for consideration.

The structure plan consists of three parts. Part 1 of the structure plan sets out specific statutory provisions that will be applied to subdivision and development in the structure plan area. Parts 2 and 3 contain supporting and background information to the site, including local context, design philosophies, technical reports and concepts of the proposed development on the site.

The draft structure plan facilitates the development of a minimum of 115 dwellings ranging in residential density from R40 to R80, the provision of approximately 25% public open space (POS) and an associated road network.

A *Local Development Plan* (LDP) has also been submitted with the structure plan and will provide more specific design guidelines and development requirements for the lots within the structure plan area.

The draft structure plan and LDP have been assessed against the Western Australian Planning Commission's (WAPC) *Structure Plan Preparation Guidelines* and policies such as *Liveable Neighbourhoods* and the *Residential Design Codes of Western Australia* (R-Codes), along with the City's DPS2 and local planning policies. The City has worked closely with the applicant to ensure the draft structure plan and LDP align with the relevant planning requirements as well as the applicant's development intent. It is considered that the draft structure plan and LDP, included as Attachments 3 and 4 respectively, are satisfactory for the purposes of public advertising, subject to the submission of a revised transport report prior to the commencement of advertising.

It is therefore recommended that Council supports the advertising of the draft structure plan and LDP for public comment for a period of 28 days.

BACKGROUND

Suburb/Location	Lot 9867 (63) Mulligan Drive, Greenwood.
Applicant	Roberts Day on behalf of the Department of Housing and Frasers Australand Pty Ltd.
Owner	Department of Housing.
Zoning	DPS Urban Development.
	MRS Urban.
Site area	38,636.4m ²
Structure plan	Draft <i>Greenwood Local Structure Plan</i> (the subject of this Report).

Lot 9867 (63) Mulligan Drive, Greenwood is located in the eastern part of Greenwood between Cockman Road and Wanneroo Road. The site abutts Cockman Park to the south. The land surrounding the subject site is zoned 'Residential' and consists primarily of low density, privately owned single storey dwellings (Attachment 1 refers).

The surrounding area does not fall within a Housing Opportunity Area under the City's *Local Housing Strategy* (LHS) and, therefore, is likely to remain at a low density in the foreseeable future. The subject site is, however, considered a large opportunity site under the LHS where any residential development yield is required to be maximised, but at the same time, have regard for existing residential amenity and character of the surrounding area.

In June 2007, the DET advised the City that the East Greenwood Primary School was surplus to its needs and that it intended to sell the site to the DoH for the purpose of residential development. In 2009 the DoH applied to remove the 'Public Use – primary school' designation of the subject site and zone it 'Urban Development'. Under the 'Urban Development' zone, a structure plan is required to be prepared and adopted for the site prior to subdivision or development occurring. The 'Urban Development' zoning came into effect in December 2010 and the school buildings were demolished and removed in mid 2011.

As part of the resolution to adopt Amendment No. 46 as final, Council requested a community involvement and consultation plan be submitted to the City prior to the preparation of the structure plan. An extensive community consultation process was undertaken by the applicant prior to lodgement of the structure plan. This consultation supplements the formal consultation process required to be carried out by the City in accordance with DPS2 should Council deem the structure plan satisfactory for the purpose of public advertising.

As part of the above resolution, Council also advised the applicant that consideration must be given to the options available to retain the existing mature trees on the site as well as a portion of the school oval and associated car park during the preparation of the structure plan.

DETAILS

A draft structure plan and accompanying LDP have been prepared by the applicant to guide the future subdivision and development of the subject site (Attachments 3 and 4 refer).

Draft structure plan

The proposed structure plan consists of three parts. Part 1 of the structure plan is the statutory planning section that applies zoning, land uses and residential densities to the land and provides a framework for the coordinated assessment of development proposed for the site.

Part 2 of the structure plan document is the explanatory section, which provides the background, description of the site, context, opportunities and constraints and design philosophies. While it also includes background information relating to aspects such as traffic, vegetation, infrastructure and drainage, the specific technical reports relating to this information are included in Part 3.

Unlike conventional land developments which typically involve multiple builders, the entire development of the structure plan area is planned to be built and completed by the DoH in partnership with Australand. This means that all the dwellings, streets and public open space will be designed and constructed by the DoH and Australand and delivered as a completed community.

The proposed structure plan is based on the future development of the following:

- A minimum of 95 residential lots with a minimum provision of 115 dwellings.
- A density range from R40 to R80 accommodating single, grouped and multiple dwelling developments, with the possibility of some lots also accommodating ancillary dwellings.
- A density code of R80 around the central open space area and north of Cockman Park, with R40 coded lots to be located along the south-western edge of the site, abutting existing residential development. R60 coded lots will be located along the western, northern and eastern edge of the structure plan area, opposite existing residential areas.
- The provision of approximately 25% public open space comprising a large, central park area, smaller areas of open space in the north-eastern and north-western corners of the site and a southern link to Cockman Park.
- The retention of trees of significance in the central spine and north-eastern corner of the open space and at the rear of lots abutting the existing residential landholdings to the south of the site.

- Three internal laneways with access off Dargin Place, Reilly Way and Mulligan Drive respectively, based on the *Liveable Neighbourhoods* standards with a minimum six metre road reserve width.
- An access street off Dargin Place with a road reserve width of 13.2 metres, comprising 5.5 metre carriage way, 2.5 metre wide embayed parking, a two metre pedestrian path and space for landscaping.
- An internal pedestrian path network with the provision of shared paths around the edge of the structure plan area.
- Drainage contained on-site within subsurface storage located under car parking areas, smaller planted swales and the central open grass areas for spill, and managed off site via various headworks for the 1:100 flood event.

Local Development Plan

The applicant has submitted a LDP, formally referred to as a Detailed Area Plan, to provide further specific development requirements that will form the basis for considering applications for planning approval. The LDP includes the following development guidelines:

- Building height requirements, ranging from one storey to three storeys.
- Various provisions proposed to replace the deemed-to-comply requirements of the R-Codes, including building setbacks, minimum lot area for ancillary dwellings and boundary wall heights.
- Designated primary and secondary frontages.
- Façade and fence articulation and treatment requirements.
- Designated lots for apartment dwellings (assessed as multiple dwellings under part 6 of the R-Codes) above garages.

Applicant's community involvement and consultation plan

Part 2 and Part 3 of the structure plan outline the community consultation that the applicant has carried out to date in accordance with the consultation plan provided to the City.

The consultation included the following activities:

- A Community Ideas Day held on 2 August 2014.
- A letter drop box advertising the availability of Community Feedback Forms, with a collection period between 2 August and 9 September 2014.
- The creation of a Community Working Group consisting of 12 members of the public, with two working group sessions held on 30 September 2014 and 13 October 2014.
- A dedicated social media Facebook page.
- A dedicated website with a full time community liaison service for all enquiries via phone or email.

Tree retention

The applicant has advised that, in response to Council's resolution to adopt Amendment No. 46 as final, a number of options were considered for the retention of existing mature trees, with the principal method adopted involving the retention of mature trees within public open space. Trees will also be retained within the private lots abutting existing homes on Dargin Place, facilitated by a Tree Protection Zone identified in the LDP. A provision included in the sale of contract for affected lots will notify all prospective purchasers of the Tree Protection Zone.

School oval and car parking

The applicant has stated that, as no comments were received during the consultation period that called for the whole or partial retention of the school oval and that nearby Penistone Park adequately fulfils local community needs for active playing fields, the school oval was not proposed to be retained. However, the proposed central open space will include a small informal turf space for active exercise and ball games, and a network of paths to facilitate dog walking opportunities.

In regard to the oval car parking, the applicant has confirmed that there is likely to be some replacement parking, with bays to be potentially located on Mulligan Drive and/or Jeffers Way, subject to negotiations with the City at the detailed design phase.

Issues and options considered

The issues associated with the draft structure plan and LDP include suitability of the draft structure plan objectives and structure plan and LDP provisions to create an appropriate built form that integrates with the surrounding area.

The options available to Council in considering the draft structure plan are:

- determine the draft structure plan is satisfactory for the purposes of public advertising
- determine that the draft structure plan should not be advertised until specified matters have been included or have been addressed
- or
- determine that the draft structure plan should not be agreed to, for stated reasons.

The options available to Council in considering the draft LDP are to advertise the LDP by one or more of the following ways:

- Notice of the proposed local development plan published in a newspaper circulating in the scheme area.
- A sign or signs displaying notice of the proposed local development plan.

Legislation / Strategic Community Plan / policy implications

Legislation

Planning and Development Act 2005.
Town Planning Regulations 1967.

Strategic Community Plan

Key theme

Quality Built Environment.

Objective

Quality built outcomes.

Strategic initiative

Housing infill and densification is encouraged and enabled through a strategic, planned approach in appropriate locations.

Policy

Liveable Neighbourhoods (State Policy).
Subdivision and Dwelling Development Adjoining Areas of Public Space Policy (Local Planning Policy).

City of Joondalup District Planning Scheme No. 2 (DPS2)

Should Council determine that the structure plan is satisfactory, the proposal is to be advertised for public comment in accordance with clauses 9.5 and 6.7 of DPS2 for a minimum period of 21 days. Upon completion of the public advertising, Council is required to review all submissions within 60 days and proceed to refuse or adopt the structure plan, with or without further modifications. The structure plan process is illustrated in Attachment 5.

Should Council not agree to the structure plan, the applicant may request Council reconsider its decision, or lodge a review with the State Administrative Tribunal.

Should Council determine that the LDP is satisfactory, the proposal is to be advertised for public comment in accordance with clauses 9.12 and 6.7 of DPS2 for a minimum period of 21 days. Upon completion of the public advertising, Council is required to review all submissions within 60 days and proceed to approve, with or without further modifications, or refuse the LDP, as set out in clause 9.12 of DPS2.

Liveable Neighbourhoods

Liveable Neighbourhoods is an operational policy of the WAPC and is used for the design and assessment of structure plans and subdivision on both greenfield and large urban infill sites. It provides guidance on urban structure elements such as road layout and widths, lot layout and provision of public open space to create communities that reduce dependency on private vehicles and are more energy and land efficient.

Subdivision and Dwelling Development Adjoining Areas of Public Space Policy

This policy sets out design criteria for subdivisions and other development adjoining areas of public space. Regard has been given to this policy in relation to the requirements for residential development adjoining the proposed POS.

The objective of this policy is:

“To provide guidelines for the design of subdivisions and dwelling developments adjoining areas of public space to maximise the outlook onto and casual surveillance of these areas from adjoining properties and streets.”

Risk management considerations

Should Council resolve to require modifications prior to advertising the structure plan or not support the initiation of the structure plan then the proponent has the right of review against Council's decision in accordance with the *State Administrative Tribunal Act 2004* and the *Planning and Development Act 2005*.

Financial / budget implications

The applicant has paid fees of \$9,859.96 (including GST) to cover all costs associated with the assessment of the structure plan and LDP.

Regional significance

Directions 2031 and Beyond and the draft *Outer Metropolitan Perth and Peel Sub-Regional Strategy* provide aspirations for the better utilisation of urban land through the establishment of dwelling targets for both greenfield and infill development sites. The proposed redevelopment of the former East Greenwood Primary School site, through the adoption and implementation of this structure plan, will provide a minimum of 115 additional dwellings. These additional dwellings will assist in delivering the State Government's aspirations set out in *Directions 2031 and Beyond* and draft *Outer Metropolitan Perth and Peel Sub-Regional Strategy* for the City of Joondalup.

Sustainability implications

The applicant advises that it aims to facilitate a minimum Four Star development rating under the Green Star – Communities rating tool, which covers a range of categories including environment, design and liveability. This aim is able to be achieved given that all the dwellings on-site will be built by the project partners.

Environmental

The proposed structure plan supports the protection of selected vegetation within public open space and private landholdings where possible. The layout and placement of open space has been predicated by the need for the protection of significant and mature trees and a tree protection zone along the southern boundary of the structure plan area will serve to protect significant trees within private landholdings.

Drainage has been incorporated where practicable into the public parkland. Water sensitive urban design and drainage best management practices will be incorporated in the stormwater drainage design and landscaping.

Future residents of the development will utilise existing infrastructure, such as bus and rail systems, reducing the need for additional services to be provided.

Social

The applicant advises that the structure plan will facilitate the development of a range of housing products on lots of variable sizes to cater for a variety of household structures. In particular, it seeks to address current gaps in available housing stock to provide affordable and inclusive accommodation for downsizers, first home buyers, single parent families and couples and singles with no children. It also seeks to facilitate the provision of one in nine dwellings to be used for public housing to meet the needs of those on lower incomes. Through public housing, the DoH provides rental accommodation to eligible households across Western Australia, with rent calculated at 25% of gross assessable income. Public housing typically caters for the needs of the elderly, people with disabilities and single parent families.

The structure plan proposes 1.012ha of public open space which has been designed to encourage residents to walk and socialise within their community.

Economic

The proposed structure plan will facilitate future subdivision and development on the site that will provide additional residents to the area who will contribute to supporting the local economy.

Consultation

Should Council endorse advertising of the proposed structure plan and LDP, DPS2 requires a minimum advertising period of 21 days. In this instance, however, it is recommended that the advertising period be 28 days given the location of the structure plan area in an established residential area, and the scale of the development proposed. It is proposed that advertising will occur as follows:

- Letters to land owners surrounding the site as outlined in Attachment 6.
- A letter sent to the Kingsley and Greenwood Residents' Association (KAGRA).
- A notice placed in the Joondalup Community newspaper and *The West Australian* newspaper.
- Two signs on the subject site.
- A notice and documents on the City's website.
- Documents available at the City's Administration Centre.

COMMENT

Density and building height

There is currently no density code applicable to the subject site. The structure plan proposes residential development at a density ranging from R40 to R80 to accommodate a range of housing types. The surrounding area has a density code of R20.

Directions 2031 and Beyond sets a target of 47% of new dwellings in the Perth area to be provided as infill development. While it does not set a dwelling yield for infill development sites, it does set a dwelling yield for greenfield development of 15 dwellings per gross urban zoned hectare. This equates to just under 25 dwellings per site hectare.

The City's draft Scheme Amendment No. 73, which seeks to implement the recommendations of the City's *Local Housing Strategy*, will set a minimum 'target' density of 25 dwellings per site hectare for development within the 'Urban Development' zone, which is in line with the above dwelling yield. The proposed structure plan will facilitate the provision of between 115 and 135 dwellings, which equates to a minimum dwelling yield of 37.8 dwellings per site hectare. This density, therefore, achieves and exceeds the minimum requirement.

Liveable Neighbourhoods requires that a structure plan layout should ensure the integration of new areas, as far as practical, with existing development. In this instance, it is considered that the proposed density range will provide an appropriate transition from the current surrounding low density development outside the structure plan area.

The heights of buildings have been restricted in the LDP to alleviate any impact from the immediate transition to the higher density codes from the surrounding R20 coded lots. Apart from the inclusion of 'apartment dwellings' on some lots, two storey buildings are only permitted along the southern boundary and around the central open space area. A limited number of three storey multiple dwellings are permitted internal to the site, framing the eastern and western side of the central park area.

The southern lots directly adjacent to existing residential development within Dargin Place will have the lower density code of R40. The LDP also proposes for dwellings on these lots to have a minimum rear setback of 12 metres from the rear boundary to alleviate concerns regarding privacy and overlooking. While the structure plan proposes R60 coded lots directly opposite R20 coded existing residential development to the west, north and east of the site,

the LDP requires, for the most part, a single-storey R60 interface to the existing residential development.

It is, therefore, considered that the densities and building heights proposed are appropriate and will not impact the amenity of existing adjoining residential development.

Open space

The structure plan proposes to vary the open space requirements of the R-Codes as outlined in the following table:

Density Code	R-Codes open space (% of site area)	Draft Structure Plan open space (% of site area)
R40	45%	45%
R60	40%	25%
R80 (single houses and grouped dwellings)	30%	25%
R80 (multiple dwellings)	As per the local structure plan	25%

It is acknowledged that the open space provision for the R60 lots is significantly lower than what is required by the R-Codes. However, this is considered acceptable as, while there will be limited private outdoor space, this will be made up for through the provision of a large area of high quality public space. Further to this, it is considered that the minimum outdoor living area of 16m² as required by the R-Codes can be achieved on these lots.

Public open space

As outlined above, approximately 1.012ha of public open space (POS) has been provided, which equates to roughly 25% of the site area. *Liveable Neighbourhoods* requires that a minimum of 10% of the subdivisible area be provided as POS at the subdivision stage. POS has been provided as follows:

- A central park area that also extends to the north-west of the site.
- A small area of POS to the south of the site that provides a direct link to an existing reserve (Cockman Park) separated from the central POS area by a laneway.
- A small area of POS to the north-east of the site separated from the rest of the POS by a laneway.

All dwellings are within 100 metres of this POS, which is significantly closer than the 400 metres maximum prescribed by *Liveable Neighbourhoods*. While it is acknowledged that the structure plan will not retain a portion of the school oval, it is considered the POS provision is sufficient to provide ample passive and active recreational opportunities.

Liveable Neighbourhoods and the City's *Subdivision and Dwelling Development Adjoining Areas of Public Space Policy* recommend that perimeter streets be provided around POS to provide opportunities for surveillance, with lots orientated to front the street and overlook the public space. This is the case with the R40 lots proposed along the south of the site.

Where a street is not provided, it must be demonstrated that there are other means of ensuring surveillance of the POS. In accordance with this, the draft LDP requires dwelling primary frontages to face the POS and for all dwellings to be orientated towards the primary frontage. The location of apartment dwellings and habitable room windows have also been prescribed by the LDP to ensure surveillance is provided over the POS, as well as the laneways and car parking areas.

As such, it is considered that the proposed structure plan and LDP will maximise opportunities for casual surveillance over Cockman Park.

Road Network

The street types have been designed largely in accordance with *Liveable Neighbourhoods*. There will be three internal laneways with access off Dargin Place, Reilly Way and Mulligan Drive respectively, and an access street off Dargin Place. Road reserve widths vary according to specific parking, path, services and landscaping requirements. The roads will be designed to accommodate traffic through the area as well as on-street parking, footpaths, street trees and lighting.

The traffic impact assessment submitted with the draft structure plan has found that the traffic volumes generated by the development can be comfortably accommodated by the existing road network. It is also anticipated that vehicle movements will be less than what was experienced during peak drop off/ pick up times when the school was operational.

It is considered that the provision of replacement car parking bays on Mulligan Drive and/or Jeffers Way is necessary to maintain adequate parking to service Cockman Park. The City will progress this option further with the applicant during the detailed design phase.

The City has considered both the traffic impact assessment and the internal road network proposed by the structure plan. Generally the proposal is considered adequate for the purposes of public advertising, however, further review of the road reserve widths is required for the access roads that are proposed to come off both Mulligan Drive and Dargin Place to ensure rubbish trucks and the anticipated traffic volumes can be accommodated in accordance with *Liveable Neighbourhoods*.

It is recommended that the traffic impact assessment be modified to address the above prior to the structure plan being advertised.

Conclusion

The draft structure plan and LDP, together with the provisions of the State Planning documents, DPS2 and relevant Council policies, will create the planning framework to guide the development of the site. The draft structure plan and LDP have been assessed and the City has worked with the applicant to ensure the structure plan and LDP align with all of the City's relevant planning requirements as well as the applicant's development intent. It is considered that the draft structure plan and LDP, included as Attachments 3 and 4 respectively, are satisfactory for the purposes of public advertising, subject to a modified traffic impact assessment being submitted to the City prior to the commencement of advertising.

It is recommended that Council support the advertising of the draft structure plan and LDP for a period of 28 days.

VOTING REQUIREMENTS

Simple Majority.

RECOMMENDATION

That Council:

- 1 pursuant to clause 9.4 of the *City of Joondalup District Planning Scheme No. 2* DETERMINES the draft *Greenwood Local Structure Plan* forming Attachment 3 to Report CJ050-04/15 is satisfactory for the purpose of public advertising subject to Appendix 6: Traffic Impact Assessment being modified to the satisfaction of the City prior to the commencement of advertising;
- 2 ADVERTISES the draft *Greenwood Local Structure Plan* forming Attachment 3 to Report CJ050-04/15 in accordance with clause 9.5 of the *City of Joondalup District Planning Scheme No. 2* for public comment for a period of 28 days;
- 3 ADVERTISES the draft *Local Development Plan* forming Attachment 4 to Report CJ050-04/15 in accordance with clause 9.12 of the *City of Joondalup District Planning Scheme No. 2* for public comment for a period of 28 days by way of a notice of the proposed local development plan published in a newspaper circulating in the scheme area and a sign or signs displaying notice of the proposed local development plan.

Appendix 2 refers

To access this attachment on electronic document, click here: [Attach2brf140415.pdf](#)

CJ051-04/15 PROPOSED SORRENTO LOCAL ACTIVITY CENTRE STRUCTURE PLAN AND AMENDMENTS NO. 77 AND 79 TO DISTRICT PLANNING SCHEME NO. 2

WARD	South-West
RESPONSIBLE DIRECTOR	Ms Dale Page Planning and Community Development
FILE NUMBER	104505, 104256, 104511, 101515
ATTACHMENTS	<div>Attachment 1 Location plan</div> <div>Attachment 2 Scheme amendment maps</div> <div>Attachment 3 Sorrento Local Activity Centre Structure Plan Map</div> <div>Attachment 4 Sorrento Local Activity Centre Structure Plan</div> <div>Attachment 5 Transport technical note</div> <div>Attachment 6 Scheme amendment process flowchart</div> <div>Attachment 7 Structure plan process flowchart</div> <div>Attachment 8 Consultation map</div> <div>Attachment 9 Model centre framework</div> <div>Attachment 10 Cross sections of potential development</div>
	<i>(Please Note: Attachment 4 is only available electronically).</i>
AUTHORITY / DISCRETION	Legislative - includes the adoption of local laws, planning schemes and policies.

PURPOSE

For Council to:

- request the preparation of a local activity centre structure plan for the Sorrento Local Centre
- consider advertising the draft *Sorrento Local Activity Centre Structure Plan* for public comment
- consider initiating two amendments to *District Planning Scheme No. 2* (DPS2) to rezone the Sorrento Local Centre to 'Centre' zone.

EXECUTIVE SUMMARY

A draft *Sorrento Local Activity Centre Structure Plan* and two scheme amendments have been submitted on behalf of the owners of several of the lots that comprise the Sorrento Local Centre.

The centre is currently zoned 'Commercial' and 'Residential' under DPS2, is made up of a number of different lots and has fragmented ownership. As such, it is considered that a structure plan is the most appropriate planning tool to coordinate and guide the orderly planning and redevelopment of the centre.

Pursuant to clause 9.1.1 of DPS2, Council must specifically request the preparation of such a structure plan. This report therefore not only deals with the structure plan and scheme amendments that have been submitted, but also deals with the request for a structure plan to be prepared in the first instance.

The two scheme amendments propose to rezone the subject lots to 'Centre' under DPS2. The 'Centre' zone is considered appropriate as it will require the preparation and adoption of a structure plan prior to redevelopment of the centre. The scheme amendments also propose to remove the residential density code to allow the density code to be set in the structure plan.

To guide the future development of the site, the *Sorrento Local Activity Centre Structure Plan* has been prepared. The draft structure plan will facilitate the development of a mixed use coastal centre, comprised of active uses on the ground floor such as restaurants and shops, with residential above.

A density code of R80 is proposed for the site with a range of maximum building heights proposed. This range includes a maximum building height of three storeys for Lot 146, which fronts Padbury Circle; five storeys for Lots 147 and 148, which front The Plaza; and six storeys for Lots 2, 149, 153 and 154, which front West Coast Drive and Raleigh Road. Height is also proposed to be restricted to three storeys through two view corridors running from West Coast Drive to Lot 146 and the rear of the sites (Attachment 3 refers).

The draft structure plan has been assessed against DPS2, the Western Australian Planning Commission's (WAPC) *Structure Plan Preparation Guidelines* and policies such as *State Planning Policy 4.2 Activity Centres for Perth and Peel* (SPP 4.2), *State Planning Policy 2.6 State Coastal Planning Policy* (SPP 2.6) and the *City's Height of Buildings within the coastal area (non-residential zones) Policy*. In order to allow the community to have an opportunity to comment on the proposal, it is recommended that Council determines that the draft structure plan is satisfactory for the purposes of public advertising, subject to modifications relating to access, land use permissibility, formatting changes and the submission of a revised transport report, all of which must be undertaken prior to the commencement of advertising. The structure plan will then be presented back to Council after advertising, along with all submissions received, so that Council can make an informed decision on the whether the structure plan should be approved. This approach is the same as that undertaken for previous structure plan proposals, such as the *Camberwarra Structure Plan*.

It is recommended that Council initiates the proposed amendments to DPS2 and supports the draft structure plan, subject to modifications, for the purposes of public advertising for a period of 42 days.

BACKGROUND

Suburb/Location	Lots 146 (4) and 147 (2) Padbury Circle, Lots 2 (130), 148 (136A-136B), 149 (134) and 153 (128) West Coast Drive, and Lot 154 (1) Raleigh Rd, Sorrento.
Applicant	Structure Plan and Amendment No. 77 - Rowe Group on behalf of ABN Group.
Owner	Amendment No. 79 – Hames Sharley on behalf of Equation Pty Ltd. Lots 146 (4) and 147 (2) Padbury Circle, and Lot 148 (136A-136B) West Coast Drive, Sorrento – Equation Pty Ltd. Lot 149 (134) West Coast Drive, Sorrento – Peter John Peard. Lot 2 (130) West Coast Drive, Sorrento – Shannonbrae Pty Ltd, Stonehawk Pty Ltd, Rodney Michael O'Mara, Mary Anne O'Mara and Pauline Kaye Wilson.

Zoning	DPS	Lot 153 (128) West Coast Drive and Lot 154 (1) Raleigh Rd, Sorrento – BP Australia Pty Ltd.
	MRS	Commercial and Residential.
Site area		Urban.
		Lot 146 (4) – 847 m ²
		Lot 147 (2) – 703 m ²
		Lot 148 (136A-136B) – 759 m ²
		Lot 149 (134) – 792 m ²
		Lot 2 (130) – 1,685 m ²
		Lot 153 (128) – 707 m ²
		Lot 154 (1) – 894 m ²
		Total 6,387m²

The Sorrento Local Centre comprises several lots as detailed above (Attachment 1 refers). It currently consists of a liquor store and two restaurants to the north, the Sorrento Commercial Centre in the centre and a service station to the south. In addition, two residential lots to the north and east have been included in the structure plan boundary. One, Lot 147, currently accommodates a car park for the liquor store and the other, Lot 146, contains a single residential dwelling. The subject area abuts a vacant residential lot to the south east and existing residential dwellings to the north east. The Sorrento foreshore and beach is to the west of the subject site.

A structure plan for the redevelopment of the Sorrento Local Centre was previously lodged in 2006. This structure plan proposed a mixed use commercial and residential development with a maximum density of R80 and a 17.5 metre height for the Commercial zone and a 10 metre height for the Residential zone.

Council considered the structure plan and determined that it should not be progressed as the Council had not requested preparation of the structure plan and because the zoning of the site under DPS2 conflicted with the provisions of the structure plan and the nature of development proposed.

The applicant appealed Council's decision through the State Administrative Tribunal (SAT). However, SAT dismissed the application for review as it determined that the applicants did not have the right of review on the matter.

Three applications have now been lodged concurrently for the site as follows:

- Scheme Amendment No. 77 – which proposes to rezone Lots 148, 149, 2, 153 West Coast Drive and Lot 154 Raleigh Rd, Sorrento from 'Commercial' to 'Centre' and remove the residential density code from the land (Attachment 2 refers).
- Scheme Amendment No. 79 – which proposes to rezone Lots 146 and 147 Padbury Circle from 'Residential' to 'Centre' and to remove the residential density code from the land (Attachment 2 refers).
- Draft *Sorrento Local Activity Centre Structure Plan* - to guide the future redevelopment of the subject area (Attachments 3 and 4 refer).

This report deals with all three of these proposals.

DETAILS

As outlined above, two scheme amendments as well as a draft structure plan have been lodged with the City for the site. The two applicants and the land owners have worked together to lodge these proposals, which align with one another and are proposed to facilitate the redevelopment of the Sorrento Local Centre into a mixed use activity centre.

Scheme Amendment No. 77

The proposed scheme amendment applies to only the portion of the Sorrento Local Centre that is currently zoned 'Commercial', being Lots 148, 149, 2, 153 and 154. The scheme amendment proposes to rezone the site 'Centre' and to remove the residential density code from the land (Attachment 2 refers). The 'Centre' zone requires that a structure plan be adopted to guide the future development of the area and to set the zoning and density code, prior to any development or subdivision occurring over the site.

In support of the 'Centre' zone, the applicant states the following:

- *The proposed scheme amendment seeks to implement a consistent zoning across the site and complement the concurrently lodged local structure plan.*
- *The proposed Centre zone allows for the site to be development in an integrated manner and provides the opportunity for the site to be used for a combination of both commercial and residential purposes.*
- *The rezoning provides the opportunity to incorporate a mix of high-density residential development and complementary commercial land uses in a discrete area, with minimal impact on the surrounding residential properties.*

Scheme Amendment No. 79

This proposed scheme amendment applies to the 'Residential' zoned lots that fall within the boundary of the Sorrento Local Centre, being Lots 146 and 147. As with Scheme Amendment No. 77, the lots are proposed to be rezoned 'Centre' and for the residential density code to be removed from the land (Attachment 2 refers). This will allow a single structure plan to be lodged that will guide the future development of the area proposed to be zoned 'Centre' and set the zoning and density code.

In support of the 'Centre' zone, this applicant states the following:

- *The 'Centre' zone will allow for the implementation and realisation of the proposed structure plan, as well as identification of the range of permissible land uses.*
- *The 'Centre' zone is a more appropriate zoning for Lots 146 and 147, as it is intended to accommodate existing and proposed business centres varying in size from local centres to strategic metropolitan centres.*
- *Lot 147 is already being utilised for 'Centre' purposes and Lot 146 has been included within this Local Structure Plan to assist with the logical development of the site over time.*

Structure Plan

A draft structure plan has been prepared to guide the future redevelopment of the subject area (Attachments 3 and 4 refer).

The draft structure plan consists of three parts. Part 1 is the statutory planning section that applies zoning, density code and land uses to the land; and through objectives and development provisions, provides a framework for the coordinated assessment of development proposed for the site.

Part 1 of the structure plan applies the following zones and density code:

- Commercial zone.
- Residential zone.
- Residential density code of R80.

Part 2 of the structure plan document is the explanatory report, which provides the background, description of the site, context, opportunities and constraints, design philosophies and principles. While Part 2 also includes background information relating to transport, the specific technical reports relating to this information are included in Part 3 (Attachment 5 refers).

The draft structure plan is based on the future development of the following:

- A mixed use coastal centre with active uses on the ground floor such as restaurants and shops, and with residential above.
- A site zoned mainly 'Commercial' zone, with only Lot 146 zoned 'Residential'.
- A density code of R80 accommodating multiple dwelling development.
- A minimum building height of three storeys with a maximum height of five to six storeys with the exception of Lot 146 which has a maximum of three storeys.
- A minimum building front setback of nil to a maximum building front setback of two metres, with the exception of Lot 146 which is proposed to have a minimum building front setback of two metres.
- Active edge requirement along all street frontages with the exception of Lot 146 which is only permitted to have land uses in accordance with the Residential zone.
- Three vehicle access points (Raleigh Road, Padbury Circle and West Coast Drive).

Issues and options considered

The issues for Council to consider are:

- the need for a structure plan
- the suitability of the proposed scheme amendments
- the suitability of the draft structure plan objectives and provisions to create an appropriate built form that will facilitate the delivery of a quality activity centre while integrating with the surrounding area.

The options available to Council in considering the need for a structure plan are:

- require a structure plan
or
- not require a structure plan.

The options available to Council in considering the scheme amendment proposals are to:

- proceed with the proposed scheme amendments for the purposes of public advertising
- modify and proceed with the proposed scheme amendments and adopt them for the purposes of public advertising
or
- not proceed with the proposed scheme amendments.

The options available to Council in considering the draft structure plan are:

- determine the draft structure plan is satisfactory for the purposes of public advertising
- determine that the structure plan should not be advertised until specified matters have been included or have been addressed
or
- determine that the structure plan should not be agreed to, for stated reasons.

Legislation / Strategic Community Plan / policy implications

Legislation *Planning and Development Act 2005.
Town Planning Regulations 1967.*

Strategic Community Plan

Key theme Quality Urban Environment.

Objective Quality built outcomes.

Strategic initiative Planning frameworks promote and support adaptive, mixed-use developments with active ground floor uses on appropriately zoned sites.

Key theme Economic Prosperity, Vibrancy and Growth.

Objective Activity Centre development.

Strategic initiative Understand local commercial needs and opportunities.
Facilitate increased housing density in Activity Centres.

Policy *State Planning Policy 4.2 Activity Centres for Perth and Peel
State Planning Policy 2.6 State Coastal Planning Policy.
Height of Buildings within the Coastal Area (non-residential zones) Policy (Local Planning Policy).*

Strategy *City of Joondalup Local Commercial Strategy.*

Planning and Development Act 2005 and Town Planning Regulations 1967

Part 5 of the *Planning and Development Act 2005* along with the *Town Planning Regulations 1967* enables a local government to amend a local planning scheme and sets out the process to be followed.

Should Council resolve to proceed with the proposed amendment(s) for the purposes of public advertising, the proposed amendment(s) are required to be referred to the Environmental Protection Authority (EPA) to decide whether or not a formal review is necessary. Should the EPA decide that an environmental review is not required, and notify the City accordingly, it will then be necessary to proceed to advertise the proposed scheme amendment(s) for 42 days.

Upon closure of the advertising period, Council is required to consider all submissions received and to either adopt the amendment(s), with or without modifications, or refuse to adopt the amendment(s). The decision is then forwarded to the Western Australian Planning Commission (WAPC), which makes a recommendation to the Minister for Planning. The Minister can either grant final approval to the amendment(s), with or without modifications, or refuse the amendment(s).

The process flow chart for amendments to DPS2 is included as Attachment 6.

City of Joondalup District Planning Scheme No. 2

Should Council determine that the structure plan is satisfactory for the purposes of consultation the proposal is to be advertised for public comment in accordance with clauses 9.5 and 6.7 of DPS2 for a minimum period of 21 days. Upon completion of the public advertising, Council is required to review all submissions within 60 days and proceed to refuse or adopt the structure plan, with or without further modifications (Attachment 7 refers).

Should Council not agree to the structure plan, the applicant may request Council to reconsider its decision, or may lodge an application for review with the State Administrative Tribunal.

The scheme amendments propose to rezone the subject area to 'Centre' zone to allow a structure plan to be developed for the site. The following clause of DPS2 sets out the intent and objectives of the Centre zone.

3.11 Centre Zone

- 3.11.1 *The Centre zone is intended to accommodate existing and proposed business centre varying in size from local centre to strategic metropolitan centres and provide for the co-ordinated planning and development of these centre or other planning precincts where the council considers that an Agreed Structure Plan is necessary.*

The objectives of the Centre Zone are to:

- (a) provide for a hierarchy of centres from local centres to strategic metropolitan centres, catering for the diverse needs of the community for goods and services;*
- (b) ensure that the city's centres commercial centres are integrated and complement one another in the range of retail, commercial, entertainment and community services and activities they provide for residents, workers and visitors;*
- (c) encourage development within centres to create and attractive urban environment;*
- (d) provide the opportunity for the coordinated and comprehensive planning and development of centres through an agreed structure plan process.*

State Planning Policy 4.2 Activity Centres for Perth and Peel

State Planning Policy 4.2 Activity Centres for Perth and Peel (SPP 4.2) specifies the broad planning requirements for the planning and development of new activity centres and the redevelopment and renewal of existing centres in Perth and Peel. It is mainly concerned with the distribution, function, broad land use and urban design criteria of activity centres.

Under clause 6.3 of SPP 4.2, activity centres should be zoned to reflect the activity centre hierarchy. The appropriate zoning under DPS2 for the redevelopment of a local centre (such as Sorrento) is 'Centre' zone. The City's planning scheme, DPS2, requires a structure plan for land zoned 'Centre'.

Under clause 6.4(1) of SPP4.2, activity centre structure plans are required to be prepared for strategic metropolitan, secondary, district and specialised centres. Activity centre structure plans for neighbourhood or local centres are not mandatory.

State Planning Policy 2.6 State Coastal Planning Policy

State Planning Policy 2.6 State Coastal Planning Policy (SPP 2.6) aims to provide guidance for decision-making within the coastal zone including managing development and land use change. It requires that coastal hazard risk management and adaptation is appropriately planned for and encourages innovative approaches to managing coastal hazard risk.

SPP 2.6 includes a number of objectives and policy measures to address development within the coastal zone. It states that maximum height limits should be specified as part of controls outlined in local planning schemes or structure plans.

Height of Buildings within the coastal area (non-residential zones) policy

The local planning policy sets out that buildings on non-residential zoned sites within 300 metres of the horizontal setback datum, should not exceed a maximum height of 10 metres as measured from natural ground level.

The objective of this policy is:

To ensure that the height of all development within the coastal area (non-residential zones) is sympathetic to the protection and enhancement of the amenity and streetscape character of the surrounding area.

Local Commercial Strategy

The *Local Commercial Strategy* (LCS) was adopted by Council in December 2013 and provides the framework for decision making for commercial centres with respect to development of new structure plans, amendments to existing structure plans and future rezoning and development applications. The LCS provides indicative retail floorspace thresholds for all centres, which provide guidance to the City on the appropriate amount of retail floorspace for each centre without impacting on the economic health of other centres. The LCS identifies a maximum recommended shop retail floorspace threshold of 1,500m² for the Sorrento Local Centre.

Risk management considerations

Should Council formally resolve not to request preparation of a structure plan for the centre as a prerequisite to agreeing to advertise the structure plan for public comment, the applicant will not have a right of appeal against this decision through the State Administrative Tribunal and the structure plan will not be able to proceed for this site. The risk associated with a structure plan not being able to proceed on this site is that development will continue to be planned and developed in accordance with broad provisions of DPS2 and in an ad hoc manner.

Should Council resolve to request preparation of a structure plan for the centre and then resolve to require modifications prior to advertising the structure plan, or not support the initiation of the structure plan, then the proponent has the right of review against Council's decision in accordance with the *State Administrative Tribunal Act 2004* and the *Planning and Development Act 2005*.

Under this scenario, the State Administrative Tribunal could determine that the structure plan should be advertised and returned to Council for a decision upon conclusion of advertising.

After advertising, if Council determined not to approve the structure plan, the proponent would also have the right of review against that decision and the final decision on the structure plan could be made by the State Administrative Tribunal.

Financial / budget implications

The applicant has paid fees of \$9,447.31 (including GST) to cover all costs associated with the assessment of the structure plan.

The applicants have paid fees of \$7,751.40 (including GST) for the assessment of the scheme amendments.

The above fees do not include costs of advertising signs, as the applicants are required to cover these costs separately.

Regional significance

Although the structure plan is for a local centre, given its location on the coast adjacent to Sorrento foreshore and beach, the redevelopment has the potential to create a regionally attractive coastal node.

Sustainability implications

Environmental

The redevelopment of the local centre would facilitate additional residential development in an established area, which could utilise existing infrastructure, such as sewer, road and bus systems thereby reducing the need for additional services to be provided.

Social

The proposed structure plan would facilitate the development of mixed use development, including commercial services and multiple dwellings. The additional dwellings would offer an alternative housing type to the predominant single residential dwellings currently available in the area. The commercial development would increase the services available to the area and continue to create a community hub at the local centre.

Economic

The proposed structure plan would enable the redevelopment of the local centre which would provide additional local employment opportunities as well as additional residents who would contribute to the local economy.

Consultation

Should Council endorse advertising of the proposed structure plan, DPS2 requires structure plans to be advertised for a minimum of 21 days. However, should Council initiate the scheme amendments, they are required to be advertised for public comment for 42 days. Therefore it is recommended that both the structure plan and the scheme amendments be advertised concurrently for 42 days. It is proposed that advertising be by way of:

- letters to land owners surrounding the site as outlined in Attachment 8
- a notice placed in the Joondalup community newspaper and *The West Australian* newspaper
- signs on the subject site
- a notice on the City's website
- documents available at the City's Administration Centre.

COMMENT

Request for preparation of structure plan and determination of boundary

With respect to certain specific larger activity centres in the City, DPS2 requires an activity centre structure plan to be prepared and approved before major development can be undertaken. DPS2 also allows these structure plans to be prepared and submitted as of right by the applicant/owner without Council having to formally request their preparation.

The Sorrento Local Centre is not one of these centres. It therefore does not require an activity centre structure plan to be prepared as a precursor to major development, but does require Council to formally request preparation of a structure plan if a structure plan is considered appropriate or desirable.

The Sorrento Local Centre is constrained in area and is comprised of numerous lots in different ownership and with a number of easements in place across properties for parking and access. The centre has historically been developed in an ad hoc manner and is in need of upgrade.

This report therefore recommends that Council formally requests preparation of a structure plan for the Sorrento Local Centre as a structure plan is considered to be the most appropriate planning tool to ensure an integrated and coordinated approach to any future development and subdivision in this centre.

The reason the recommendation for Council to request preparation of a structure plan is contained in the same report dealing with the structure plan itself, is so that Council has some knowledge of what the structure plan is proposing when it makes the request for preparation of the structure plan.

The boundary of the structure plan area is shown in Attachment 1.

Proposed scheme amendments 77 and 79

The scheme amendments propose to rezone the subject sites from 'Residential' and 'Commercial' to 'Centre'. This will require the adoption of a structure plan prior to the development of the site and will ensure the site can be comprehensively planned and developed in a coordinated and integrated manner. Given that issues such as access, parking, density, land use and built form are critical to the success of an activity centre and can have impact on the amenity of an area, the 'Centre' zone is considered appropriate for the subject site so that a structure plan can be prepared to regulate these issues.

A structure plan for land within the 'Centre' zone can set the residential density code. The scheme amendments propose to remove the residential density code from the subject site and to allow the density code to be defined in the structure plan. This is considered appropriate as it will allow density to be considered in the context of the redevelopment of the centre.

Draft Structure Plan

Although SPP 4.2 does not require preparation of an activity centre structure plan for local centres, a local activity centre structure plan is the only real option available to develop a detailed plan for coordinated redevelopment of this site. The proposed structure plan has been assessed against the model centre framework set out in SPP 4.2 (Attachment 9 refers) and is considered to meet the intent and requirements of SPP 4.2.

Proposed Residential Density

Under DSP2, the site currently has a residential density code of R20. The structure plan proposes a residential density code of R80 across the site.

The City's draft Scheme Amendment No. 73, was adopted by Council at its meeting held on 31 March 2015 (CJ032-03/15 refers). This amendment seeks to implement the recommendations of the City's *Local Housing Strategy*, one of which is for land within the 'Commercial', 'Business' or 'Mixed Use' zones with a land area over 1,000m² to be allocated a residential density code of R80. For lots with a land area under 1,000m² a residential density code of R40 will apply. Therefore, under Amendment No. 73, Lots 146, 147, 148, 149, 153 and 154 are individually proposed to have a residential density code of R40 and Lot 2 a residential density code of R80. The application of different density codes across one local centre is not considered effective for the cohesive redevelopment of the centre as the varying densities will restrict the amalgamation of lots and coordinated redevelopment. If the local centre is taken as a whole rather than being comprised of individual lots, which is considered appropriate given one single plan has been lodged for the centre, the subject site is greater than 1,000m² and therefore a R80 density code is considered to be appropriate.

Directions 2031 and Beyond proposes that 47% of new dwellings in the Perth area are to be provided by infill development. In addition, *State Planning Policy 4.2 Activity Centres for Perth and Peel* (SPP 4.2) requires increased dwelling density in activity centres such as the Sorrento local centre. Although the number of multiple dwellings that could be developed in the centre as a result of the structure plan is difficult to quantify, the proposed structure plan envisages the development of approximately 76 dwellings.

It is considered that the proposed density meets the objectives of *Directions 2031*, SPP 4.2 and the City's *Local Housing Strategy*.

Land Use

The structure plan proposes to apply a 'Commercial' zone to the majority of the site and a 'Residential' zone to Lot 146, as is currently the case under DPS2. The structure plan also states that land use permissibility shall be in accordance with that set out under DPS2 for the 'Residential' and 'Commercial' zones. During pre-lodgement discussions on the structure plan, the Department of Planning advised that the land use permissibility should be as per zones in DPS2. Given this, the proposal is supported in principle. However there are several discretionary land uses within the 'Commercial' zone of DPS2 that are not considered to be suitable within the Sorrento local centre:

- Grouped Dwelling.
- Night Club.
- Single House.
- Restricted Premises.
- Vehicle Sales/Hire Premises.
- Veterinary Hospital.

Though these uses may be appropriate in large traditional commercial zones, they are not considered appropriate for a mixed use local activity centre. It is therefore recommended that Council exercise its discretion regarding these land uses now and determines that the structure plan be modified to ensure that the above uses are not permitted.

Access

Historically the centre has had a complicated array of easements over the lots to facilitate access and shared parking. Access to the site is proposed to be reduced to three locations; one from Padbury Circle, one from Raleigh Road and one from West Coast Drive. Car parking is proposed to be contained at the rear of the lots, sleeved behind the development and screened from view from the street.

The consolidation of access and parking on the site is supported. It is also considered important that the existing connection between Raleigh Road and Padbury Circle be retained to allow permeability of the site and to reduce traffic on West Coast Drive and within the residential streets of Sorrento. The proponent has advised that due to the fragmented ownership of the lots within the centre, this will be problematic as the site will essentially be developed as three individual development sites with different timeframes. However, the structure plan is the correct instrument to ensure the coordinated development of the site and staged delivery of an upgraded access. This connection is considered essential for the movement of traffic, cyclists and pedestrians visiting the site, allowing parking to be shared by the various commercial developments and movement directly through and across the site.

Given the above, it is recommended that the structure plan be modified to ensure that this vehicle and pedestrian access is retained in an upgraded form.

Parking

The draft structure plan proposes residential parking as per *State Planning Policy 3.1: Residential Design Codes* (R-Codes), and a non-residential parking standard of one bay per 20m² of net lettable area (NLA). Providing residential parking in accordance with the R-Codes is supported. The proposed parking standard of one bay per 20m² of commercial floorspace is consistent with SPP 4.2 which recommends a parking standard of 4-5 bays per 100m² for activity centres.

A detailed justification for this parking rate has been provided by the applicant in a technical note included as Attachment 5 to this report. The applicant anticipates a floorspace of approximately 1,475m² NLA for the centre. The proposed parking standard of one bay per 20m² would require 74 car bays to be provided on site. This is only indicative as the detailed parking provision and calculations will be required as part of a future development application(s) for development at the centre. However, given that there are currently approximately 68 bays at the centre, it is considered that the site could be capable of accommodating this parking requirement.

This parking standard will require further consideration by the City during the advertising period, however, the detailed justification is considered adequate for public advertising.

Traffic

A Transport Report (provided as Appendix 2 to the draft structure plan) was lodged with the draft structure plan. The City has reviewed this information and has requested a number of changes, including additional traffic counts, further traffic modelling of the intersections and removal of reference to the City of Stirling's Town Planning Scheme. The applicant has since advised that they have engaged new traffic engineers and will replace the transport report prior to advertising of the structure plan.

It is considered appropriate that the revised traffic report be submitted to the City prior to the structure plan being advertised and then considered during the advertising period, before being reported back to Council along with the submissions received during the advertising period. This revised transport report must consider the design of the roads and intersections adjoining the site to ensure they integrate with any redevelopment and create a safe and attractive pedestrian environment.

Development Requirements

Part 1 of the structure plan contains the general development standards applicable to development within the centre. The development standards propose:

- the architectural features of non-residential development are to promote passive surveillance and a high level of integration at ground level
- continuous awnings along street frontages with the exception of lot 146
- clear glazing to the ground floor
- the use of high quality materials and compatible colours
- active uses on the ground floor
- buildings to be designed with a consistent approach to all facades
- corner buildings to address both street frontages
- clearly identifiable building entrances
- landscaped areas fronting streets are to be integrated with the streetscape
- nil to two metre building setbacks to all street frontages with the exception of lot 146.

The proposed development standards are considered appropriate for the redevelopment of a coastal local activity centre. The nil to two metre setback requirements will provide the desired urban structure and built form. The requirement for awnings along street frontages will provide weather protection for pedestrian comfort. Active uses on the ground floor, the use of clear glazing, and clearly identifiable entrances will all contribute to the development of buildings with a good street interface and which activate the street.

It is considered that the proposed development standards will ensure the desired built form outcomes are achieved, and will be applied during assessment of forthcoming development application(s).

Some minor changes to the formatting of the development standards are required to conform to the *Structure Plan Preparation Guidelines* to include the new 'Deemed to Comply' provisions of the R-Codes. Currently table 4 of Part 1 does not include the proposed modifications to plot ratio, primary street setbacks and side setbacks. It is considered that the current provisions are appropriate for the purposes of advertising but will require refinement prior to final adoption.

Building Height

The draft structure plan proposes the following building heights:

- A minimum height of three storeys (10.6 metres) and a maximum height of six storeys (20.2 metres) on Lots 149, 2, 153 and 154.
- A minimum height of three storeys (10.6 metres) and a maximum height of five storeys (17.0 metres) on Lots 147 and 148.
- A maximum height of three storeys (10.6 metres) on Lot 144.

The City of Joondalup *Height of buildings within the coastal area (non-residential zones) Policy* states that on land within 300 metres of the coast, buildings shall not exceed 10 metres in height. The structure plan seeks to implement a maximum height of 20.2 metres and 17.0 metres on most of the lots. The policy was adopted by Council in 2006 based on the previous *State Planning Policy 2.6 State Coastal Planning Policy* (SPP 2.6). This state planning policy has since been updated to remove the maximum building height requirements and allow local governments to determine the appropriate height of buildings in coastal areas. The new SPP 2.6 was gazetted in 2013 and *State Planning Policy 4.2 Activity Centres for Perth and Peel* (SPP 4.2) in 2010.

In regard to building height, though SPP 2.6 no longer states a maximum height for development on the coast, it does require that maximum height limits be specified as part of controls outlined in a local planning scheme or structure plan in order to achieve outcomes which respond to the desired character, built form and amenity of the locality. In addition, SPP 2.6 states that when determining building height controls in a structure plan, the location as part of an identified coastal node should be taken into consideration as well as the overall visual permeability of the foreshore from nearby residential areas, the built form, topography and landscape of the surrounding area and buildings should not significantly overshadowing the foreshore.

The centre is identified in the City's *Local Commercial Strategy* (LCS) as a local activity centre and thereby an identified coastal node. The topography of the site is such that with the exception of Lot 146 (which has a 10.6 metres maximum height) it sits several metres lower than the lots at the rear. The cross sections provided as figures 11 to 14 of the draft structure plan illustrate this (Attachment 10 refers).

The draft structure plan will enable the Sorrento local centre to become a properly planned coastal node. If the structure plan is approved, the building heights for this site will be set in the structure plan and the City's policy on height of buildings within the coastal area will no longer apply to the site.

Significant detail relating to building height has been provided as part of the draft structure plan, including shadow diagrams of the maximum building heights proposed (Figure 5 of the draft structure plan); artist impressions of the redevelopment proposed under this draft structure plan from each vehicular approach to the site (Figures 6 to 9 of the draft structure plan); and four separate cross sections of the area showing the maximum building heights proposed compared to the surrounding landform and buildings (Figures 11 to 14 of the draft structure plan). This information is considered appropriate for the purposes of public advertising to allow the community to make informed comment on this aspect of the structure plan. Following advertising, the structure plan would be presented back to Council for approval, at which time Council would consider the appropriateness of the proposed building heights, along with all submissions received during the advertising period.

State Planning Policy 2.6 State Coastal Planning Policy

In regards to coastal hazard risk management and adaptation planning, SPP 2.6 states that this should be undertaken by the responsible management authority and/or proponent prior to proposed development. Part 1 of the draft structure plan states that a coastal hazard risk assessment and adaptation plan must be submitted to and endorsed by the City prior to a development application being lodged. In addition, Part 2 advises that coastal hazards are minimised by the centre's separation from the beach by way of a road. Notwithstanding this, provisions have been built into Part 1 to ensure all requirements of SPP 2.6 are addressed.

Local Commercial Strategy

The *Local Commercial Strategy* identifies a recommended shop retail floorspace threshold of 1,500m² for the Sorrento Local Centre. The draft structure plan does not intend to exceed this and proposes to distribute the total NLA across the individual lots as a percentage of their area.

Editorial changes required

In addition to the changes previously discussed, a number of editorial changes are required to the draft structure plan to correct grammatical errors, formatting errors and to generally make the structure plan easier to read and understand. These changes will not alter the content or detail of the structure plan. It is recommended these be made prior to advertising.

Conclusion

The draft structure plan has been assessed against the Western Australian Planning Commission's (WAPC) *Structure Plan Preparation Guidelines* and policies such as *State Planning Policy 4.2 Activity Centres for Perth and Peel* (SPP 4.2), *State Planning Policy 2.6 State Coastal Planning Policy* (SPP 2.6) and the *Residential Design Codes of Western Australia* (R-Codes), along with the City's DPS2 and local planning policies.

The proposed scheme amendments and draft structure plan, together with the provisions of the relevant State Planning Policies and DPS2 will create the planning framework to guide the redevelopment of the site. In order to allow the community to have an opportunity to comment on the proposal, it is recommended that the draft structure plan be advertised for public comment. The structure plan will then be presented back to Council after advertising, along with all submissions received, so that Council can make an informed decision on the whether the structure plan should be approved. This approach is the same as that undertaken for previous structure plan proposals, such as the Camberwarra Structure Plan. The draft structure plan and the scheme amendments are considered to be satisfactory for the purpose of public advertising with the exception of the proposed modifications.

It is recommended that Council initiates the proposed amendments to DPS2 and supports the draft structure plan for the purposes of public advertising for a period of 42 days.

VOTING REQUIREMENTS

Simple Majority.

RECOMMENDATION

That Council:

- 1 Pursuant to clause 9.1 of the *City of Joondalup District Planning Scheme No. 2*, REQUESTS the Rowe Group on behalf of ABN group to prepare a structure plan for the Sorrento Local Centre;
- 2 AGREES that the boundary of the area to be covered by the *Sorrento Local Activity Centre Structure Plan* is as per the area shown on the map in Attachment 1 to Report CJ051-04/15;
- 3 For the purposes of public advertising DETERMINES that the draft *Sorrento Local Activity Centre Structure Plan* forming Attachment 3 to Report CJ051-04/15 is satisfactory pursuant to clause 9.4 of the *City of Joondalup District Planning Scheme No. 2* subject to the following modifications being undertaken prior to the commencement of advertising:
 - 3.1 Inserting a new clause 4.1.3, after clause 4.1.2 as follows:

“4.1.3 In accordance with Clause 9.8 of Part 9 – Structure Plans, the following uses are not permitted within the ‘Commercial’ zone:

Grouped Dwelling, Night Club, Single House, Restricted Premises, Vehicle Sales/Hire Premises and Veterinary Hospital;”;
 - 3.2 Editorial changes to improve the formatting and clarity of the structure plan;
 - 3.3 Inserting provisions in Part 1 to ensure that a vehicle, cyclist and pedestrian connection is retained, in an upgraded form along the rear of the site, connecting The Plaza to Raleigh Road;
 - 3.4 Replacement of Appendix 2 – Transport Assessment and Appendix 3 – Technical note Parking and access with a new traffic report;
- 4 ADVERTISES the draft *Sorrento Local Activity Centre Structure Plan* forming Attachment 3 to Report CJ051-04/15 in accordance with clause 9.5 of the *City of Joondalup District Planning Scheme No. 2* for public comment for a period of 42 days;
- 5 pursuant to Part 5 of the *Planning and Development Act 2005* and Regulations 13 and 25 of the *Town Planning Regulations 1967*, ADOPTS Amendment No. 77 to the *City of Joondalup District Planning Scheme No. 2* to:
 - 5.1 rezone lots 148 (136A-136B), 149 (134), 2 (130), 153 (128) West Coast Drive and lot 154 (1) Raleigh Rd, Sorrento from ‘Commercial’ to ‘Centre’;
 - 5.2 change the density code of lots 148 (136A-136B), 149 (134), 2 (130), 153 (128) West Coast Drive and lot 154 (1) Raleigh Rd, Sorrento from R20 to uncoded,as depicted in Attachment 2 to Report CJ051-04/15, for the purposes of public advertising for a period of 42 days;

6 pursuant to Part 5 of the *Planning and Development Act 2005* and Regulations 13 and 25 of the *Town Planning Regulations 1967*, ADOPTS Amendment No. 79 to the *City of Joondalup District Planning Scheme No. 2* to:

6.1 rezone lots 146 (4) and 147 (2) Padbury Circle from 'Residential' to 'Centre';

6.2 change the density code lots 146 (4) and 147 (2) Padbury Circle from R20 to uncoded,

as depicted in Attachment 2 to Report CJ051-04/15, for the purposes of public advertising for a period of 42 days.

Appendix 3 refers

To access this attachment on electronic document, click here: [Attach3brf140415.pdf](#)

CJ052-04/15 INITIATION OF SCHEME AMENDMENT NO. 81 TO DISTRICT PLANNING SCHEME NO. 2

WARD	All
RESPONSIBLE DIRECTOR	Ms Dale Page Planning and Community Development
FILE NUMBER	104963, 101515
ATTACHMENTS	Attachment 1 Scheme amendment process flowchart
AUTHORITY / DISCRETION	Legislative - includes the adoption of local laws, planning schemes and policies.

PURPOSE

For Council to consider initiating an amendment to *District Planning Scheme No. 2* (DPS2) that will allow Council to be the sole determining authority of activity centre structure plans for neighbourhood and local centres, for the purpose of public advertising.

EXECUTIVE SUMMARY

Under DPS2 every structure plan that is determined by Council is also required to be forwarded to the WAPC for their determination, with the exception of an activity centre structure plan for a district centre where the shop-retail floor space is 20,000m² or less. As a result, there is a dual-approval requirement for the majority of structure plans, adding up to 12 months to their processing time.

As neighbourhood and local centres sit below district centres in the hierarchy of centres in SPP 4.2, it is considered appropriate that the additional WAPC determination also not be required for neighbourhood and local centres. This would streamline the structure plan approval process for these lower order centres, and potentially reduce the approval process timeframe by up to 12 months. This may act as an incentive to the redevelopment or upgrading of these centres.

It is recommended that Council initiate an amendment to DPS2 to remove the requirement for the WAPC to consider or adopt an activity centre structure plan for neighbourhood or local centres, for the purpose of public advertising.

BACKGROUND

DPS2 controls how land may be developed and utilised within the City of Joondalup. Part 9 of DPS2 details the process by which structure plans are lodged, advertised and adopted by the City and the Western Australian Planning Commission (WAPC).

A structure plan is a document consisting of a structure plan map, development requirements and standards, supporting information and additional technical documents. Structure plans provide a framework for the future land use, subdivision and/or development of a specific area. An activity centre structure plan is a structure plan for an activity centre; a community focal point which may include commercial, retail, entertainment, residential, community and medical activities.

Clause 9.7A of DPS2 states that WAPC approval is not required for a District Centre activity centre structure plan if the shop-retail net lettable area of the centre is 20,000m² or less. Therefore, WAPC approval is currently required for lower order neighbourhood and local activity centre structure plans. This is an anomaly in the DPS2 that needs to be rectified.

DETAILS

To remove the requirement for the WAPC to consider or adopt an activity centre structure plan for neighbourhood and local centres, clause 9.7A of DPS2 is proposed to be modified by adding neighbourhood and local centres as detailed below.

9.7A COMMISSION APPROVAL NOT REQUIRED FOR CERTAIN STRUCTURE PLANS

Notwithstanding the provisions of clause 9.4.1, 9.6.1, 9.6.3, 9.6.6, 9.7 and 9.8.1, the Commission's consideration or adoption of a Structure Plan is not required in the case of an activity centre structure plan for a Neighbourhood Centre, Local Centre or District Centre if the floor space is 20,000m² or less shop-retail net lettable area.

Issues and options considered

The options available to Council in considering the scheme amendment proposal are to:

- proceed with the proposed scheme amendment for the purposes of public advertising
- modify and proceed with the proposed scheme amendment and adopt it for the purposes of public advertising
- or
- not proceed with the proposed scheme amendment.

Legislation / Strategic Community Plan / policy implications

Legislation *Planning and Development Act 2005.
Town Planning Regulations 1967.*

Strategic Community Plan

Key theme Economic, Prosperity, Vibrancy and Growth.

Objective Activity Centre development.

Strategic initiative Not applicable.

Policy Not applicable.

Planning and Development Act 2005 and Town Planning Regulations 1967

Part 5 of the *Planning and Development Act 2005* along with the *Town Planning Regulations 1967* enables a local government to amend a local planning scheme and sets out the process to be followed. When the MRS is amended, the local planning scheme must also be amended to ensure it is consistent with the MRS.

Should Council resolve to proceed with the proposed amendment for the purposes of public advertising, the proposed amendment is required to be referred to the Environmental Protection Authority (EPA) to decide whether or not a formal review is necessary. Should the EPA decide that an environmental review is not required, and notify the City accordingly, then it will be necessary to proceed to advertise the proposed scheme amendment for 42 days.

Upon closure of the advertising period, Council is required to consider all submissions received and to either adopt the amendment, with or without modifications, or refuse to adopt the amendment. The decision is then forwarded to the Western Australian Planning Commission (WAPC), which makes a recommendation to the Minister for Planning. The Minister can either grant final approval to the amendment, with or without modifications, or refuse the amendment.

The process flow chart for amendments to DPS2 is included as Attachment 1.

Risk management considerations

Not applicable.

Financial / budget implications

The City, as the proponent, will be required to cover the costs associated with the scheme amendment process. The costs incurred are for the advertising of the scheme amendment which consists of placing a notice in the relevant newspapers, the Government Gazette and a sign on-site. It is estimated that the cost of advertising will be approximately \$2,500.

Regional significance

Not applicable.

Sustainability implications

Not applicable.

Consultation

Should Council initiate the scheme amendment, it is required to be advertised for public comment for 42 days. It is proposed that advertising will be by way of:

- a notice placed in the Joondalup Community newspaper and *The West Australian* newspaper
- a notice placed on the City's website.

COMMENT

There are a number of neighbourhood and local centres within the City which have complex planning issues relating to multiple land ownership, building height, density, parking and access. Activity centre structure plans are not mandatory for neighbourhood and local centres, however, in some instances a structure plan is the best way to facilitate coordinated redevelopment or upgrading of these centres.

The proposed scheme amendment seeks to streamline the current dual approval process required by DPS2 for neighbourhood and local activity structure plans by removing the requirement for the WAPC to determine this level of activity centre structure plan.

As the WAPC is not required to determine a structure plan for a district centre if the shop-retail floor space is 20,000m² or less, it is logical that the WAPC should not be required to determine a structure plan for a neighbourhood or local centre as these are lower order centres than a district centre. This would streamline the structure plan approval process for these lower order centres, and potentially reduce the approval process timeframe by up to 12 months. This may assist to act as an incentive to the redevelopment or upgrading of these centres.

It is recommended that Council initiate the proposed amendment to DPS2 for the purpose of public advertising.

VOTING REQUIREMENTS

Simple Majority.

RECOMMENDATION

That Council, pursuant to Part 5 of the *Planning and Development Act 2005* and Regulations 13 and 25 of the *Town Planning Regulations 1967*, PROCEEDS with Amendment No. 81 to the *City of Joondalup District Planning Scheme No. 2* to modify clause 9.7A by adding 'Neighbourhood Centre, Local Centre or' after 'activity centre structure plan for a' as follows:

9.7A COMMISSION APPROVAL NOT REQUIRED FOR CERTAIN STRUCTURE PLANS

Notwithstanding the provisions of clause 9.4.1, 9.6.1, 9.6.3, 9.6.6, 9.7 and 9.8.1, the Commission's consideration or adoption of a Structure Plan is not required in the case of an activity centre structure plan for a Neighbourhood Centre, Local Centre or District Centre if the floor space is 20,000m² or less shop-retail net lettable area.

for the purposes of public advertising for a period of 42 days.

Appendix 4 refers

To access this attachment on electronic document, click here: [Attach4brf140415.pdf](#)

CJ053-04/15 APPOINTMENT OF DEPUTY MEMBER TO JOONDALUP PERFORMING ARTS AND CULTURAL FACILITY STEERING COMMITTEE

WARD	North
RESPONSIBLE DIRECTOR	Mr Jamie Parry Governance and Strategy
FILE NUMBER	07019, 101515
ATTACHMENTS	Nil.
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 appointing a replacement deputy member to represent the Western Australian Police Academy on the Joondalup Performing Arts and Cultural Facility (JPACF) Steering Committee.

EXECUTIVE SUMMARY

The Western Australian Police Academy (the Academy) has informed the City of its nomination of a new deputy member to the JPACF Steering Committee, to represent the Academy when its primary member is not available.

Council is required to give consideration to the nomination, noting any appointment will be limited to October 2015 as a result of the local government elections. The appointment will ensure the Academy has the ongoing opportunity to be represented on the JPACF Steering Committee and contribute to the development of the project.

It is therefore recommended that Council APPOINTS Ms Barbara Brown, Executive Manager Quality Assurance and Curriculum Support Unit as a deputy member to the Joondalup Performing Arts and Cultural Facility Steering Committee, representing the Western Australian Police Academy.

BACKGROUND

The JPACF Steering Committee was established by Council at its meeting held on 21 September 2010 (CJ150-09/10 refers). The purpose of the committee is to provide advice and make recommendations to Council on:

- the architectural design elements to be incorporated into the Joondalup Performing Arts and Cultural Facility
- the core components to be included in the Joondalup Performing Arts and Cultural Facility
- the capacity of the design features to be included in the Joondalup Performing Arts and Cultural Facility
- the options for the ongoing management and utilisation of the Joondalup Performing Arts and Cultural Facility.

JPACF Steering Committee membership comprises:

- one Councillor from each ward
- the Chief Executive Officer
- two expert specialists
- a representative from each of the following community arts groups:
 - Joondalup Encore Theatre Society
 - Endeavour Theatre Group
 - Joondalup Community Arts Association / Joondalup Gallery
- a representative from each of the following members of the Joondalup Learning Precinct:
 - Edith Cowan University
 - West Coast Institute
 - Western Australian Police Academy.

Each member/member organisation also has a nominated deputy that is appointed by Council, in the event that the member is unable to attend.

At its meeting held on 5 November 2013 (JSC06-11/13 refers), Council re-established the JPACF following the local government elections and appointed Mr Nigel D'Cruz, Business and Development Manager as a deputy member to the JPACF Steering Committee, representing the Academy.

DETAILS

Correspondence has been received from the Academy indicating that it wishes to nominate a replacement deputy member to the JPACF Steering Committee, being Ms Barbara Brown, Executive Manager Quality Assurance and Curriculum Support Unit.

The nomination has not been considered by the JPACF Steering Committee, as the nomination occurred after the most recent meeting of the committee. It is also considered prudent to make the nomination prior to the next meeting of the JPACF Steering Committee, thereby providing the Academy the maximum opportunity to be represented.

Any appointment will be effective for the remainder of the term until the local government elections in October 2015, following which Council has the option to re-appoint the same person or alternative nominees as suggested by the Academy.

Issues and options considered

Council can either:

- accept the nomination and make the appointment
or
- not accept the nomination.

Option one is recommended.

Legislation / Strategic Community Plan / policy implications

Legislation Section 5.11A of the *Local Government Act 1995*.

Strategic Community Plan

Key theme Governance and Leadership.

Objective Active democracy.

Strategic initiative Optimise opportunities for the community to access and participate in decision-making processes.

Policy Not applicable.

Risk management considerations

Should Council not accept the nomination it may result in limited opportunity for the Academy to contribute to the JPACF Steering Committee.

Financial / budget implications

Not applicable.

Regional significance

Not applicable.

Sustainability implications

Not applicable.

Consultation

The nomination has been forthcoming from the current member representing the Academy, Superintendent Alan Morton, Principal Western Australian Police Academy.

COMMENT

The JPACF Steering Committee is an important mechanism for the development and progression of the JPACF. Ensuring adequate representation on the JPACF Steering Committee is essential in garnering broader community support for the aspirations of the project.

VOTING REQUIREMENTS

Absolute Majority.

RECOMMENDATION**That Council:**

- 1 NOTES the resignation of Mr Nigel D'Cruz, Business and Development Manager, as a deputy member to the Joondalup Performing Arts and Cultural Facility Steering Committee, representing the Western Australian Police Academy;**
- 2 BY AN ABSOLUTE MAJORITY APPOINTS Ms Barbara Brown, Executive Manager Quality Assurance and Curriculum Support Unit, as a deputy member to the Joondalup Performing Arts and Cultural Facility Steering Committee, representing the Western Australian Police Academy.**

CJ054-04/15 MINUTES OF EXTERNAL COMMITTEES

WARD	All
RESPONSIBLE DIRECTOR	Mr Jamie Parry Governance and Strategy
FILE NUMBER	60514, 00033, 101515
ATTACHMENTS	<div>Attachment 1 Minutes of the meeting of the Western Australian Local Government Association North Metropolitan Zone held on 26 February 2015.</div> <div>Attachment 2 Summary Minutes of the Western Australian Local Government Association State Council held on 4 March 2015.</div> <div><i>(Please Note: These minutes are only available electronically).</i></div>
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 Council to note the minutes of various bodies on which the City has current representation.

EXECUTIVE SUMMARY

The following minutes are provided:

- Minutes of the meeting of the Western Australian Local Government Association North Metropolitan Zone held on 26 February 2015.
- Summary Minutes of the Western Australian Local Government Association State Council held on 4 March 2015.

DETAILS

The following information details those matters that were discussed at these external meetings and may be of interest to the City of Joondalup.

Western Australian Local Government Association North Metropolitan Zone – 26 February 2015.

A meeting of the Western Australian Local Government (WALGA) North Metropolitan Zone was held on 26 February 2015.

The Council's representatives on the WALGA North Metropolitan Zone are Crs Geoff Amphlett (Chair), Russ Fishwick, Sam Thomas and Philippa Taylor. On this occasion Cr Sam Thomas was an apology.

For the information of Council, the following matters of interest to the City of Joondalup were resolved at the WALGA North Metropolitan Zone meeting:

9.1 New Local Government Act

It was resolved by the WALGA North Metropolitan Zone as follows:

"That the North Metropolitan Zone request WALGA to investigate and report on the Sector's desire to have the Department of Local Government and Communities draft a new Local Government Act."

9.2 Request from the Road Safety Council

The North Metropolitan Zone were requested by the Chair of the Road Safety Council to coordinate a combined initiative with regard to road safety.

The Zone request WALGA to coordinate the development of the initiative through the north metropolitan local governments.

Western Australian Local Government Association State Council – 4 March 2015.

A meeting of the Western Australian Local Government Association (WALGA) State Council was held on 4 March 2015.

The Council's representatives on the WALGA State Council for this meeting were Mayor Pickard (President) and Cr Geoff Amphlett.

For the information of Council, the following matters of interest to the City of Joondalup were resolved at the WALGA State Council meeting:

5.1 Metropolitan Local Government Reform

It was resolved by the WALGA State Council as follows:

"That State Council:

- 1 Endorse the withdrawal of the Association's support for the Metropolitan Local Government Reform process;*
- 2 Call on the State Government to reverse the Governor's Orders relating to boundary adjustments in metropolitan Perth;*
- 3 Endorse the Association's advocacy to coordinate a sector claim on reimbursement of legitimate expenditure in respect to the Metropolitan Reform process."*

5.2 Interim Submission – Planning and Development (Development Assessment Panels) Regulation 2011

It was resolved by the WALGA State Council as follows:

“That the interim submission to the Parliamentary Committee on Uniform Legislation and Statutes’ Inquiry on the Planning and Development Act (Development Assessment Panels) Regulations 2011 be endorsed subject to the addition of point 9:

That the Department of Planning be required to provide detailed internal performance data (raw data) for all DAP applications, so that internal processing times can be considered by the Parliamentary Inquiry and any independent organisation engaged to do a cost-benefit analysis.”

5.3 Interim Submission – Planning and Development (Local Planning Schemes) Regulations 2014 (Local Planning Schemes Regulations)

It was resolved by the WALGA State Council as follows:

“That State Council:

- 1 Endorse the interim submission to the WA Planning Commission on the Planning and Development (Local Planning Schemes) Regulations 2014 (Local Planning Schemes Regulations);*
- 2 Continue to advocate to the Ministers for Planning and Commerce that the ‘Instant Start’ proposal is not supported, as it effectively expands the private certification role of the Building Permit process into planning legislation without a clear framework for this to occur;*
- 3 Further advocate to the Ministers for Planning and Commerce and the development industry that the ‘Application for Compliance’ proposal is a better alternative to the proposed ‘Instant Start’ initiative, as it encompasses planning, health and engineering approvals rather than just the R-Codes Verification process.”*

5.4 WALGA Guide for Local Government Planning Delegations

It was resolved by the WALGA State Council as follows:

- “1 That State Council endorses the Guide for Planning Delegations – Development Applications and recommends use of the resource by local governments when reviewing and preparing planning delegation arrangements;*
- 2 That the Guide and details of the project findings be forwarded to the Minister for Planning, the WAPC, the Department of Planning and the Department of Local Government and Communities;*
- 3 The Guide be endorsed by the State Government as fulfilling the action in the Blueprint for Planning Reform Phase 2 Action Plan, related to development of a model schedule of planning delegations.”*

5.7 Interim Submission – State Planning Policy 5.2 – Telecommunications Infrastructure

It was resolved by the WALGA State Council as follows:

“That State Council endorse the interim submission to the WA Planning Commission on State Planning Policy 5.2 – Telecommunications Infrastructure, subject to the WAPC considering whether a minimum distance for public consultation is more appropriate than specifying 200 metres as the maximum.”

5.8 Introduction of the Public Health Bill 2014

It was resolved by the WALGA State Council as follows:

“That WALGA:

- 1 advise the Minister for Health that Local Government supports the Public Health Bill 2014, as introduced to Parliament in November;*
- 2 to ensure the smooth implementation of the new legislation, seeks the following:*
 - (a) Development of a clear implementation plan and timelines for the staged implementation of the Act and subsidiary legislation;*
 - (b) Establishment of a joint advisory group(s) and engagement of Local Government in the development of any supporting regulations;*
 - (c) Provision of funding to support smaller rural and regional Councils with the development of local Public Health Plans;*
 - (d) Development of tools and resources to support the introduction of requirements for Public Health Plans.”*

6.4 Energy Efficient Street Lighting Discussion Paper

It was resolved by the WALGA State Council as follows:

“That State Council note the Association’s Energy Efficient Street Lighting Discussion Paper.”

6.5 Local Government and Coastal Land Use Planning Discussion Paper

It was resolved by the WALGA State Council as follows:

“That State Council note the Association’s Local Government and Coastal Land Use Planning Discussion Paper.”

Legislation / Strategic Community Plan / policy implications

Legislation Not applicable.

Strategic Community Plan

Key theme Governance and Leadership.

Objective Strong leadership.

Strategic initiative Seek out City representation on key external and strategic bodies.

Policy Not applicable.

Risk management considerations

Not applicable.

Financial / budget implications

Not applicable.

Regional significance

Not applicable.

Sustainability implications

Not applicable.

Consultation

Not applicable.

VOTING REQUIREMENTS

Simple Majority.

RECOMMENDATION

That Council NOTES the minutes of the:

- 1 Western Australian Local Government Association North Metropolitan Zone meeting held on 26 February 2015 forming Attachment 1 to Report CJ054-04/15;**
- 2 Western Australian Local Government Association State Council meeting held on 4 March 2015 forming Attachment 2 to Report CJ054-04/15.**

To access this attachment on electronic document, click here: [external minutes140415.pdf](#)

CJ055-04/15 COUNCIL MEETING DATE CHANGES 2015

WARD	All
RESPONSIBLE DIRECTOR	Mr Jamie Parry Governance and Strategy
FILE NUMBER	08122, 101515
ATTACHMENTS	Nil.
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 a proposal to change Council meeting dates for August and November 2015.

EXECUTIVE SUMMARY

At its meeting held on 31 March 2015 (C13-03/15 refers), Council requested the Chief Executive Officer prepare a report to change the ordinary Council meeting on Tuesday 18 August 2015 to Monday 17 August 2015 and the scheduled ordinary Council meeting on Tuesday 17 November 2015 to Tuesday 24 November 2015.

The proposed changes have been requested to enable Elected Members to participate in local government industry activities, while maintaining their ability to perform their duties as an Elected Member of the City of Joondalup.

The proposed meeting date changes are submitted to Council for its consideration.

BACKGROUND

At its meeting held on 30 September 2008 (CJ196-09/08 refers), Council introduced a monthly meeting cycle; that is each Tuesday was set aside for either a Strategy Session (first Tuesday), Briefing Session (second Tuesday) or Council meeting (third Tuesday). This allowed the fourth and fifth Tuesdays of the month, when they occur, to be available for various other non-standard meetings to be scheduled where required.

At its meeting held on 21 October 2014 (CJ177-10/14 refers), Council set its meeting dates for 2015 based on this monthly meeting cycle.

All meeting dates were publicly advertised in accordance with the *Local Government Act 1995*. In addition, letters have been distributed to the 16 high schools within the City of Joondalup, inviting their attendance and participation in the Council meeting scheduled to be held on Tuesday 18 August 2015, commencing at 12.00 noon.

At its meeting held on 31 March 2015 (C13-03/15 refers), Council resolved as follows:

“That Council REQUESTS the Chief Executive Officer prepare a report to change the scheduled ordinary Council meeting on Tuesday 18 August 2015 to Monday 17 August 2015 and the scheduled ordinary Council meeting on Tuesday 17 November 2015 to Tuesday 24 November 2015.”

DETAILS

August Council meeting

The August Council meeting has become an annual event commencing at 12.00 noon, involving the attendance and participation of students from each of the 16 high schools within the City of Joondalup. Students attend the City Civic Centre from 11.00am and receive presentations from the Director Governance and Strategy, and the Mayor, prior to the commencement of the Council meeting. During the meeting, students are afforded the opportunity to ask questions of the Council.

The proposed change seeks to move the scheduled meeting to the day prior, being Monday 17 August 2015. The proposed change has arisen from the scheduling of the 2015 Canberra Tri-Cities event for Wednesday 19 and Thursday 20 August 2015.

Invitations have already been distributed to all high schools within the City of Joondalup, indicating the scheduled date of the meeting as Tuesday 18 August 2015. If the meeting date was changed, further public advertising and letters to each of the schools will be required to inform the public and schools of the change.

November Council meeting

The proposed change to the November Council meeting seeks to defer the scheduled meeting by one week to Tuesday 24 November 2015, enabling the Mayor and interested Councillors to attend the ALGA 2015 National Local Roads and Transport Congress (the Congress). The Mayor, in his capacity as President of ALGA is required to attend and chair the Congress.

The Congress was initially scheduled to be held on Tuesday 10 November 2015, however, due to a late change to the Federal Parliamentary schedule, ALGA has rescheduled the Congress date to Tuesday 17 November 2015; the same date as the scheduled November meeting of Council. The November meeting is also the first ordinary Council meeting following the local government elections in October.

Should the Council meeting be deferred to Tuesday 24 November 2015, it will be necessary to cancel the planned December Strategy Session and re-schedule the Capital Works Committee meeting, which has already been set.

Should Council amend the meeting date, the setting of the AGM will need to occur at the October Council meeting, due to legislative advertising requirements.

Issues and options considered

Council may either:

- adopt the amended meeting dates as proposed
- adopt the amended meeting dates with further changes
or
- not adopt the amended meeting dates.

Legislation / Strategic Community Plan / policy implications

Legislation *Local Government Act 1995.*

Strategic Community Plan

Key theme Governance and Leadership.

Objective Strong leadership.

Strategic initiative

- Advocate and influence political direction to achieve local and regional development.
- Participate in State and Federal policy development processes affecting local government.

Policy Not applicable.

Risk management considerations

Not applicable.

Financial / budget implications

Should the changes be accepted in full, there will be advertising costs associated with the public advertising of the date changes.

Current financial year impact

Account no.	1.526.A5206.3277.0000
Budget Item	Advertising – Public / Statutory.
Budget amount	\$3,000
Amount spent to date	\$3,598
Proposed cost	\$ 300
Balance	\$ (898)

All amounts quoted in this report are exclusive of GST.

Regional significance

Not applicable.

Sustainability implications

Not applicable.

Consultation

Should the proposed date changes be adopted, then the City will inform the community of the changes by local public notice in *The Weekender*, posted on public notice boards at its Customer Service Centres and Public Libraries, and on its website.

COMMENT

Not applicable.

VOTING REQUIREMENTS

Absolute Majority.

RECOMMENDATION

That Council BY AN ABSOLUTE MAJORITY AMENDS its decision made on 21 October 2014 (CJ177-10/14 refers) as follows:

- 1 replaces “Tuesday 18 August 2015” with “Monday 17 August 2015”;**
- 2 replaces “Tuesday 17 November 2015” with “Tuesday 24 November 2015”.**

CJ056-04/15 EXECUTION OF DOCUMENTS

WARD	All
RESPONSIBLE DIRECTOR	Mr Jamie Parry Governance and Strategy
FILE NUMBER	15876, 101515
ATTACHMENTS	Attachment 1 Documents executed by affixing the Common Seal for the period 3 March 2015 to 30 March 2015.
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 Council to note the documents executed by means of affixing the Common Seal for the period 3 March 2015 to 30 March 2015 (Attachment 1 refers).

EXECUTIVE SUMMARY

The City enters into various agreements by affixing its Common Seal. The *Local Government Act 1995* states that the City is a body corporate with perpetual succession and a Common Seal. Those documents that are to be executed by affixing the Common Seal or signed by the Mayor and the Chief Executive Officer are reported to Council for information on a regular basis.

It is therefore recommended that Council NOTES the Schedule of Documents covering the period 3 March 2015 to 30 March 2015 executed by means of affixing the Common Seal, as detailed in Attachment 1 to Report CJ056-04/15.

BACKGROUND

During the period 3 March 2015 to 30 March 2015, seven documents were executed by affixing the Common Seal. A summary is provided below:

Type	Number
Licence Agreement	2
Deed of Extension of Lease	1
Local Structure Plan	1
Amendment	2
Lease Agreement	1

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 Corporate capacity.

Strategic initiative Demonstrate accountability through robust reporting that is relevant and easily accessible by the community.

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 documents that have been executed by affixing the Common Seal of the City of Joondalup are submitted to Council for information (Attachment 1 refers).

VOTING REQUIREMENTS

Simple Majority.

RECOMMENDATION

That Council NOTES the Schedule of Documents covering the period 3 March 2015 to 30 March 2015, executed by means of affixing the Common Seal, as detailed in Attachment 1 to Report CJ056-04/15.

Appendix 5 refers

To access this attachment on electronic document, click here: [Attach5brf140415.pdf](#)

CJ057-04/15 LIST OF PAYMENTS FOR THE MONTH OF FEBRUARY 2015

WARD	All	
RESPONSIBLE DIRECTOR	Mr Mike Tidy Corporate Services	
FILE NUMBER	09882, 101515	
ATTACHMENTS	Attachment 1	Chief Executive Officer's Delegated Municipal Payment List for the month of February 2015
	Attachment 2	Chief Executive Officer's Delegated Trust Payment List for the month February 2015
	Attachment 3	Municipal and Trust Fund Vouchers for the month of February 2015
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 Council to note the list of accounts paid under the Chief Executive Officer's delegated authority during the month of February 2015.

EXECUTIVE SUMMARY

This report presents the list of payments made under delegated authority during the month of February 2015 totalling \$11,053,749.05.

It is therefore recommended that Council NOTES the Chief Executive Officer's list of accounts for February 2015 paid under delegated authority in accordance with regulation 13(1) of the Local Government (Financial Management) Regulations 1996 in Attachments 1, 2 and 3 to Report CJ057-04/15, totalling \$11,053,749.05.

BACKGROUND

Council has delegated to the Chief Executive Officer the exercise of its power to make payments from the City's Municipal and Trust funds. In accordance with Regulation 13 of the *Local Government (Financial Management) Regulations 1996* a list of accounts paid by the Chief Executive Officer is to be provided to Council, where such delegation is made.

DETAILS

The table below summarises the payments drawn on the funds during the month of February 2015. Lists detailing the payments made are appended as Attachments 1 and 2. The vouchers for the month are appended as Attachment 3.

FUNDS	DETAILS	AMOUNT
Municipal Account	Municipal Cheques & EFT Payments 100510 – 100741 & EF045739 – EF046344 Net of cancelled payments	\$6,826,586.11
	Vouchers 1404A- 1405A & 1409A – 1412A & 1416A	\$4,206,267.94
Trust Account	Trust Cheques & EFT Payments 206702-206718 & TEF000133– TEF000154 Net of cancelled payments	\$20,895.00
Total		\$11,053,749.05

Issues and options considered

There are two options in relation to the list of payments.

Option 1

That Council declines to note the list of payments paid under delegated authority. The list is required to be reported to Council in accordance with Regulation 13(1) of the *Local Government (Financial Management) Regulations 1996*, and the payments listed have already been paid under the delegated authority. This option is not recommended.

Option 2

That Council notes the list of payments paid under delegated authority. This option is recommended.

Legislation / Strategic Community Plan / policy implications

Legislation

The Council has delegated to the Chief Executive Officer the exercise of its authority to make payments from the Municipal and Trust Funds, therefore in accordance with Regulation 13(1) of the *Local Government (Financial Management) Regulations 1996*, a list of accounts paid by the Chief Executive Officer is prepared each month showing each account paid since the last list was prepared.

Strategic Community Plan

Key theme Financial Sustainability.

Objective Effective management.

Strategic initiative Not applicable.

Policy Not applicable.

Risk management considerations

In accordance with section 6.8 of the *Local Government Act 1995*, a local government is not to incur expenditure from its municipal fund for an additional purpose except where the expenditure is authorised in advance by an absolute majority of Council.

Financial / budget implications

All expenditure from the Municipal Fund was included in the Annual Budget as adopted or revised by Council.

Regional significance

Not applicable.

Sustainability implications

Expenditure has been incurred in accordance with budget parameters, which have been structured on financial viability and sustainability principles.

Consultation

Not applicable.

COMMENT

All Municipal Fund expenditure included in the list of payments is incurred in accordance with the 2014-15 Annual Budget as adopted by Council at its meeting held on 24 June 2014 (CJ080-06/14 refers) and subsequently revised or has been authorised in advance by the Mayor or by resolution of Council as applicable.

VOTING REQUIREMENTS

Simple Majority.

RECOMMENDATION

That Council NOTES the Chief Executive Officer's list of accounts for February 2015 paid under Delegated Authority in accordance with Regulation 13(1) of the *Local Government (Financial Management) Regulations 1996* forming Attachments 1, 2 and 3 to Report CJ057-04/15, totalling \$11,053,749.05.

Appendix 6 refers

To access this attachment on electronic document, click here: [Attach6brf140415.pdf](#)

CJ058-04/15 FINANCIAL ACTIVITY STATEMENT FOR THE PERIOD ENDED 28 FEBRUARY 2015

WARD	All
RESPONSIBLE DIRECTOR	Mr Mike Tidy Corporate Services
FILE NUMBER	07882, 101515
ATTACHMENTS	Attachment 1 Financial Activity Statement for the period ended 28 February 2015
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 Council to note the Financial Activity Statement for the period ended 28 February 2015.

EXECUTIVE SUMMARY

At its meeting held on 17 February 2015 (CJ027-02/15 refers), Council adopted the Mid Year Budget Review for the 2014-15 Financial Year. The figures in this report are compared to the Revised Budget.

The February 2015 Financial Activity Statement Report shows an overall favourable variance from operations and capital, after adjusting for non-cash items, of \$5,817,939 for the period when compared to the Revised Budget. This variance does not represent an end of year projection. It represents the year to date position to 28 February 2015. There are a number of factors influencing the favourable variance but it is predominantly due to the timing of revenue and expenditure compared to the revised budget estimate. The notes in Appendix 3 to Attachment 1 identify and provide commentary on the individual key material revenue and expenditure variances to date.

The variance can be summarised as follows:

The operating surplus is \$4,752,214 higher than budget, made up of higher operating revenue \$752,516 and lower operating expenditure of \$3,999,697.

Operating revenue is higher than budget on Profit on Asset Disposals \$922,662, Interest Earnings \$57,220, Contributions, Reimbursements and Donations \$36,607, Other Revenue \$19,575 and Specified Area Rates \$1,530 offset by lower revenue for Fees and Charges \$155,344, Rates \$87,855 and Grants and Subsidies \$41,878.

Operating Expenditure is lower than budget on Materials and Contracts \$2,512,388, Employee Costs \$953,664, Utilities \$205,298, Depreciation and Amortisation \$329,039, Interest expenses \$1,403 and Loss on Asset Disposal \$734. These are partly offset by higher than budget expenditure on Insurance \$2,829.

The Capital Deficit is \$2,564,558 lower than budget primarily owing to lower than budgeted expenditure on Capital Works \$2,474,009, Capital Projects \$669,865 and Motor Vehicle Replacements \$20,460 partly offset by lower than budgeted revenue for Capital Grants and Subsidies \$599,777.

It is recommended that Council NOTES the Financial Activity Statement for the period ended 28 February 2015 forming Attachment 1 to Report CJ058-04/15.

BACKGROUND

The *Local Government (Financial Management) Regulations 1996* requires a monthly Financial Activity Statement. At its meeting held on 11 October 2005 (CJ211-10/05 refers), Council approved to accept the monthly Financial Activity Statement according to nature and type classification.

DETAILS

Issues and options considered

The Financial Activity Statement for the period ended 28 February 2015 is appended as Attachment 1.

Legislation / Strategic Community Plan / policy implications

Legislation

Section 6.4 of the *Local Government Act 1995* requires a local government to prepare an annual financial report for the preceding year and such other financial reports as are prescribed.

Regulation 34(1) of the *Local Government (Financial Management) Regulations 1996* as amended requires the local government to prepare each month a statement of financial activity reporting on the source and application of funds as set out in the annual budget.

Strategic Community Plan

Key theme Financial Sustainability.

Objective Effective management.

Strategic initiative Not applicable.

Policy Not applicable.

Risk management considerations

In accordance with Section 6.8 of the *Local Government Act 1995*, a local government is not to incur expenditure from its municipal funds for an additional purpose except where the expenditure is authorised in advance by an absolute majority of Council.

Financial / budget implications

All amounts quoted in this report are exclusive of GST.

Regional significance

Not applicable.

Sustainability implications

Expenditure has been incurred in accordance with adopted budget parameters, which have been structured on financial viability and sustainability principles.

Consultation

In accordance with Section 6.2 of the *Local Government Act 1995*, the revised budget was prepared having regard to the Strategic Financial Plan, prepared under Section 5.56 of the *Local Government Act 1995*, which was made available for public comment.

COMMENT

All expenditure included in the Financial Activity Statement are incurred in accordance with the provisions of the 2014-15 Revised Budget or have been authorised in advance by Council where applicable.

VOTING REQUIREMENTS

Simple Majority.

RECOMMENDATION

That Council NOTES the Financial Activity Statement for the period ended 28 February 2015 forming Attachment 1 to Report CJ058-04/15.

Appendix 7 refers

To access this attachment on electronic document, click here: [Attach7brf140415.pdf](#)

**CJ059-04/15 TENDER 002/15 - CONSTRUCTION OF BRAMSTON
PARK COMMUNITY FACILITY**

WARD	North
RESPONSIBLE DIRECTOR	Mr Mike Tidy Corporate Services
FILE NUMBER	104690, 101515
ATTACHMENTS	Attachment 1 Summary of Tender Submissions
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 accept the tender submitted by McCorkell Constructions (W.A.) Pty Ltd for the construction of Bramston Park Community Facility.

EXECUTIVE SUMMARY

Tenders were advertised on 11 February 2015 through statewide public notice for the construction of Bramston Park Community Facility. Tenders closed on 5 March 2015. A submission was received from each of the following:

- Adrina Project Management Pty Ltd.
- C.P.D. Group Pty Ltd.
- McCorkell Constructions (W.A.) Pty Ltd.
- Total Construction Services WA Pty Ltd.
- ZD Constructions 93 Pty Ltd.
- Devlyn Constructions Pty Ltd (withdrawn).

The submission from McCorkell Constructions (W.A.) Pty Ltd represents best value to the City. The company demonstrated a sound understanding of the City's requirements. It has in the past completed various projects for state and local governments, including the construction of sports pavilions and community centres for the Cities of Armadale, Swan and Kwinana. McCorkell Constructions (W.A.) Pty Ltd is a well established company with significant industry experience and the capacity to complete the works for the City.

It is therefore recommended that Council ACCEPTS the tender submitted by McCorkell Constructions (W.A.) Pty Ltd for the construction of Bramston Park Community Facility as specified in Tender 002/15 for the fixed lump sum of \$2,168,850 (GST Exclusive) with practical completion of works within 48 weeks from issue of the letter of acceptance.

BACKGROUND

The City has a requirement to engage an appropriately qualified and experienced contractor to construct a community facility at Lot 10, 28 Bramston Vista, Burns Beach WA 6028.

The construction of the community centre building shall comprise of the following key elements:

- Meeting room for 130 people.
- Kitchen.
- Change rooms with shower area.
- Store rooms.
- Umpire room.
- Amenities (including UAT's male and female toilet).

External works are to include:

- car parking including ACROD parking bays
- playground
- barbeque area
- landscaping.

At its meeting held on 19 August 2014 (CJ145-08/14 refers), Council approved delegated authority to the Chief Executive Officer to accept the tender for the construction of Bramston Park Community Facility subject to the price of tenders not exceeding \$1,949,238.

Tender assessment is based on the best value for money concept. Best value is determined after considering whole of life costs, fitness for purpose, tenderers' experience and performance history, productive use of City resources and other environmental or local economic factors.

DETAILS

The tender for the construction of Bramston Park Community Facility was advertised through statewide public notice on 11 February 2015. The tender period was for three weeks and tenders closed on 5 March 2015.

Tender Submissions

A submission was received from each of the following:

- McCorkell Constructions (W.A.) Pty Ltd.
- Adrina Project Management Pty Ltd.
- C.P.D. Group Pty Ltd.
- Total Construction Services WA Pty Ltd.
- ZD Constructions 93 Pty Ltd.
- Devlyn Constructions Pty Ltd.

Devlyn Constructions Pty Ltd withdrew its tender.

A summary of the tender submissions including the location of each tenderer is provided in Attachment 1.

Evaluation Panel

The evaluation panel comprised of three members:

- one with tender and contract preparation skills
- two with the appropriate technical expertise and involvement in supervising the Contract.

The panel carried out the assessment of submissions in accordance with the City's evaluation process in a fair and equitable manner.

Evaluation Method and Weighting

The qualitative weighting method of tender evaluation was selected to evaluate the offers for this requirement. Prior to assessment of individual submissions a determination was made, based on the selection criteria, of what would be an acceptable qualitative score that would indicate the ability of the tenderer to satisfactorily deliver the services. The predetermined minimum acceptable qualitative score was set at 65%.

The qualitative criteria and weighting used in evaluating the submissions received were as follows:

Qualitative Criteria		Weighting
1	Demonstrated Experience in Completing Similar Projects	40%
2	Demonstrated understanding of the required tasks	35%
3	Capacity	20%
4	Social and economic effects on the local community	5%

Compliance Assessment

The following submissions were assessed as compliant:

- McCorkell Constructions (W.A.) Pty Ltd.
- Adrina Project Management Pty Ltd.
- C.P.D. Group Pty Ltd.
- Total Construction Services WA Pty Ltd.

The submission from ZD Constructions 93 Pty Ltd was assessed as non-compliant. ZD Constructions 93 Pty Ltd did not address any of the selection criteria. This submission was assessed as non-compliant and was not considered further.

Qualitative Assessment

Total Construction Services WA Pty Ltd scored 35.8% in the qualitative assessment. The company demonstrated some understanding of the City's requirements. A Gantt chart and a list of subcontractors were provided but it did not address the method of construction proposed to be used in executing the works. It demonstrated limited experience in completing similar projects. Examples of works were provided however these did not include any community facilities. The company did not fully demonstrate it has the capacity required to carry out the works. It did not address the ability to provide additional personnel and resources if required, its business structure, number of full time employees or safety statistics.

C.P.D. Group Pty Ltd scored 53.3% in the qualitative assessment. The company has experience in completing health, education, office and leisure centres for state and local governments. It has in the past constructed a sports facility and amenities in Newman and recently designed and constructed a sports facility for the City of Canning. It is well resourced and has the capacity to provide the services. It demonstrated some understanding of the City's requirements, however, details of its sub-contractors and a schedule of estimated monthly progress claims were not provided.

Adrina Project Management Pty Ltd scored 57.7% in the qualitative assessment. The company demonstrated a sound understanding of the required tasks. It has carried out construction works for various clients including the WA state government and the Mindarie Regional Council. However, it demonstrated limited experience in completing similar community facilities as most of the works completed were commercial and housing projects. It did not fully demonstrate the capacity required to undertake the works for the City. The number of full time employees, the ability to provide additional personnel and resources if required and safety records were not supplied.

McCorkell Constructions (W.A.) Pty Ltd scored 65.9% in the qualitative assessment. It has in the past completed various building construction projects for state and local governments. Numerous examples of works were provided and these included the construction of sports pavilions and community centres for the Cities of Armadale, Swan and Kwinana. The company demonstrated a sound understanding of the City's requirements. McCorkell Constructions (W.A.) Pty Ltd is a well established company with significant industry experience and the capacity to complete the works for the City.

Given the minimum acceptable qualitative score of 65%, McCorkell Constructions (W.A.) Pty Ltd qualified for stage two of the assessment.

Price Assessment

The panel carried out a comparison of the lump sum prices offered by the shortlisted tenderer and other tenderers in order to assess value for money to the City.

Tenderer	Lump Sum Price (ex GST)
McCorkell Constructions (W.A.) Pty Ltd	\$2,168,850

Evaluation Summary

Tenderer	Fixed Lump Sum	Weighted Percentage Score
McCorkell Constructions (W.A.) Pty Ltd.	\$2,168,850	65.9%
Adrina Project Management Pty Ltd.	Failed to meet the acceptable score (Tendered fixed lump sum price was \$2,158,533).	57.7%
C.P.D. Group Pty Ltd.	Failed to meet the acceptable score (Tendered fixed lump sum price was \$2,216,029).	53.3%
Total Construction Services WA Pty Ltd.	Failed to meet the acceptable score (Tendered fixed lump sum price was \$2,423,805).	35.8%

Although the other tenders did not meet an acceptable score the lump sum price of McCorkell Constructions (W.A.) Pty Ltd of \$2,168,850 is considered competitive. It was the second lowest price tendered and is within the total project budget.

Based on the evaluation result the panel concluded that the tender from McCorkell Constructions (W.A.) Pty Ltd provides value to the City and is therefore recommended.

Issues and options considered

The City has a requirement for the construction of Bramston Park Community Facility at Burns Beach. The City does not have the internal resources to provide the required services and requires the appropriate external contractor to undertake the works.

Legislation / Strategic Community Plan / policy implications

Legislation	A statewide public tender was advertised, opened and evaluated in accordance with clauses 11(1) and 18(4) of Part 4 of the <i>Local Government (Functions and General) Regulations 1996</i> , where tenders are required to be publicly invited if the consideration under a contract is, or is estimated to be, more, or worth more, than \$100,000.
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Strategic Community Plan

Key theme	Community Wellbeing.
Objective	Quality facilities.
Strategic initiative	Support a long-term approach to significant facility upgrades and improvements.
Policy	Not applicable.

Risk management considerations

Should the contract not proceed, the risk to the City will be low as the sporting clubs allocated the new sportsground will not have a playing field.

It is considered that the Contract will represent a low risk to the City as the recommended tenderer is a well-established company with significant industry experience and the capacity to provide the services to the City.

Financial / budget implications

Account no.	CW-002163
Budget Item	Construction of Bramston Park Community Facility.
Budget amount	\$ 2,931,500
Amount spent to date	\$ 100,551
Commitments	\$ 55,969
Proposed cost	\$ 2,168,850
Balance	\$ 606,130

The total project budget includes sports floodlighting, design and other City costs as well as the community facility. The recommended tender price of \$2,168,850 is within the total project budget.

All amounts quoted in this report are exclusive of GST.

Regional significance

Not applicable.

Sustainability implications

One of the main principles of the City's Master Planning Framework is the development of 'shared' and 'multi-purpose' facilities to avoid duplication of facilities and reduce the ongoing maintenance and future capital expenditure requirements.

Consultation

Targeted consultation was undertaken with the following stakeholders:

- Residents living within a 200 metre radius of the site (330 residents).
- Representatives from any identified potential oval user groups.
- Representatives from any identified potential facility user groups.
- Representative from the local Residents' Association.

COMMENT

The evaluation panel carried out the evaluation of the submission in accordance with the City's evaluation process and concluded that the offer submitted by McCorkell Constructions (W.A.) Pty Ltd represents best value to the City.

Council delegated to the Chief Executive Officer the award of the tender for construction of the Bramston Park community facility subject to tender prices not exceeding \$1,949,238. This was to ensure the City satisfied the terms of the CSRFF grant agreement where construction must commence by June 2015. As the tender exceeds the delegation it needs to be considered by Council. Award of the tender in April will still allow the City to satisfy this requirement.

VOTING REQUIREMENTS

Simple Majority.

RECOMMENDATION

That Council ACCEPTS the tender submitted by McCorkell Constructions (W.A.) Pty Ltd for the construction of Bramston Park Community Facility as specified in Tender 002/15 for the fixed lump sum of \$2,168,850 (GST Exclusive) with practical completion of works within 48 weeks from issue of the letter of acceptance.

Appendix 8 refers

To access this attachment on electronic document, click here: [Attach8brf140415.pdf](#)

Disclosures of interest affecting impartiality

Name/Position	Mayor Troy Pickard.
Item No./Subject	CJ060-04/15 - Request for Funding – Mullaloo Surf Life Saving Club (Facility Refurbishment).
Nature of interest	Interest that may affect impartiality.
Extent of Interest	Mayor Pickard is a patron of the Mullaloo Surf Life Saving Club.

Name/Position	Cr Russ Fishwick, JP.
Item No./Subject	CJ060-04/15 - Request for Funding – Mullaloo Surf Life Saving Club (Facility Refurbishment).
Nature of interest	Interest that may affect impartiality.
Extent of Interest	<ul style="list-style-type: none"> • Cr Fishwick is a Senior State Assessor for Surf Life Saving WA. • Cr Fishwick is a member of the Sorrento Surf Life Saving Club. • Cr Fishwick is a member of the Trigg Island Surf Life Saving Club.

Name/Position	Cr Teresa Ritchie, JP.
Item No./Subject	CJ060-04/15 - Request for Funding – Mullaloo Surf Life Saving Club (Facility Refurbishment).
Nature of interest	Interest that may affect impartiality.
Extent of Interest	Members of the Mullaloo Surf Life Saving Club are known to Cr Ritchie.

Name/Position	Cr Philippa Taylor.
Item No./Subject	CJ060-04/15 - Request for Funding – Mullaloo Surf Life Saving Club (Facility Refurbishment).
Nature of interest	Interest that may affect impartiality.
Extent of Interest	<ul style="list-style-type: none"> • Cr Taylor is a member of the Mullaloo Surf Life Saving Club. • Cr Taylor's son has been a member of the Mullaloo Surf Life Saving Club.

Name/Position	Cr Sam Thomas.
Item No./Subject	CJ060-04/15 - Request for Funding – Mullaloo Surf Life Saving Club (Facility Refurbishment).
Nature of interest	Interest that may affect impartiality.
Extent of Interest	Two of the members of the public who spoke during the deputations are known to Cr Thomas.

CJ060-04/15 REQUEST FOR FUNDING - MULLALOO SURF LIFE SAVING CLUB (FACILITY REFURBISHMENT)

WARD	North-Central	
RESPONSIBLE DIRECTOR	Mr Mike Tidy Corporate Services	
FILE NUMBER	02364, 101515	
ATTACHMENTS	Attachment 1	Aerial Map of Mullaloo surf Life Saving Club
	Attachment 2	Facility Refurbishment Business Case
	Attachment 3	Proposed Refurbishment Concept Plan
	<i>(Please Note: Attachment 2 is confidential and will appear in the official Minute Book only).</i>	
AUTHORITY / DISCRETION	Executive - The substantial direction setting and oversight role of Council, such as adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.	

PURPOSE

For Council to consider the request for a contribution for a refurbishment to the Mullaloo Surf Life Saving Club facility.

EXECUTIVE SUMMARY

The Mullaloo Surf Life Saving Club (MSLSC) was formed in 1961, with the original facility being constructed in 1964 by a group of local volunteers. Since that time, the facility has gone through a number of upgrades/refurbishments with the most recent one being undertaken in 2002.

The MSLSC is a community based organisation that delivers various life preserving services to the community, particularly the Mullaloo beach users during the summer months. The club's membership now sits over 1,800 comprising both juniors and seniors, predominately comprising of local residents. The club anticipates doubling the membership over the next 10 years. The existing facility no longer caters for the demands of the club's members and provides challenges to the club in performing its services to the community.

The MSLSC currently leases the facility from the City, with the current lease commencing 1 January 2014 for 10 years, with two five year options. The rent for the facility was set at a 'peppercorn' in accordance with the City's Property Management Framework for lifesaving/life preserving organisations.

In addition to the subsidised rental offered to the MSLSC, an annual contribution of \$60,000 is paid by the City to the club to assist in performing the lifesaving services to the community.

As a result of the limitations of the existing facility, the club has undertaken a business case, concept designs and a cost estimate to refurbish the first floor of the clubrooms. The refurbishment is proposed to include:

- centralised administration centre
- remodelled main entrance
- increased club balcony area
- remodelled members clubroom area
- redesigned function/training room, being one large space that is able to be divided into two separate spaces
- additional storage provided
- inclusion of a cafe/commercial area including balcony (proposed to be sub leased for approximately \$92,000 per annum).

There is not proposed to be any significant change to the size of the first floor of the facility, with the majority of the refurbishment works being completed within the existing footprint.

The major change to the facility is the inclusion of a cafe/commercial area, which is proposed to be sublet to a third party to offer increased services to its members and the community, while also providing additional income sources to the club.

The total cost of the refurbishment works is anticipated to be approximately \$1.7 million. The club proposes to fund \$350,000 from its resources, while seeking matching contributions from Lotterywest and the City of \$675,000 each. There are no funds listed in the City's current *Five Year Capital Works Program* and it is understood the club proposes to start the works in 2015-16.

It is therefore recommended that Council:

- 1 *ACKNOWLEDGES the Mullaloo Surf Lifesaving Club for its detailed business case seeking financial assistance for a proposed refurbishment of its existing facility located at 11 Oceanside Promenade, Mullaloo;*
- 2 *ADVISES the Mullaloo Surf Lifesaving Club that given the extensive existing and proposed program of capital works and the City's financial capability of meeting the program of works, it is unable to agree to the club's request for financial assistance of \$675,000 within the 2015-16 financial year;*
- 3 *As part of the future budget deliberations, AGREES to give further consideration to funding a refurbishment of the Mullaloo Surf Life Saving Club at 11 Oceanside Promenade, Mullaloo.*

BACKGROUND

The Mullaloo Surf Life Saving Club (MSLSC) is a dedicated volunteer organisation providing the community many services including surf rescue, surf sports from a facility located at 11 Oceanside Promenade, Mullaloo (Attachment 1 refers).

The club was formed in 1961, with the clubrooms being constructed in 1964 as a result of the efforts of a group of local individuals collecting donations for its construction. In 1965, MSLSC was incorporated with the West Australian Surf Lifesaving Association.

Since that time, the MSLSC facility has expanded in many areas, with major extensions in 1971 and a hall being built. In 1978, the boatshed and the hall were joined together.

In 1991, the former City of Wanneroo funded a major facility upgrade (\$1.2 million) that was identified to take the club into the future and to complement the growth of the club and the increased patronage of the adjoining beach area. At this point in time, the membership was approximately 450 people.

The final facility upgrade in 2002 was a combination of funding between the City of Joondalup, Lotteries Commission and the club. This extension included the construction of a boatshed, upper terrace area, fit out of the gym and redevelopment of the bar, trophy room and toilets/change rooms. The current membership of the club is over 1,800 people.

DETAILS

Existing facility

The existing facility comprises two floors as follows:

- Ground floor – consist of a boat shed, gym, training room, kiosk, first aid room and toilets.
- First floor – consist of a hall, clubrooms, kitchen, meeting room, storerooms, retail shop, office, life saving lookout and toilets.

As a result of the increasing demand for membership of the MSLSC, and the limitations for the facility to service its existing members and perform its lifesaving services to the community, the club commenced plans for refurbishing the existing facility. The existing facility contains a small kiosk that is operated by an external operator to the club with a rental return provided to the club.

As part of the planning process, the MSLSC approached the City to ascertain what was required to be undertaken in order for the City to consider a refurbishment to the existing facility. Following discussions, it was requested that in order for the Council to consider the project and a funding contribution, the club should develop the following:

- Concept designs.
- Estimated costings of the proposed works.
- Business case outlining the needs and feasibility of the proposed works.

The club then engaged the services of a consultant to undertake the necessary designs and costings for consideration. A copy of the project's business case is included as Attachment 2.

Proposed refurbishment

The proposed refurbishment (Attachment 3 refers) includes the following:

- Centralised administration centre – allowing for supervision of offices, shop, entry and improved security. Redesigned reception will improve club member access. Boardroom will be connected to offices with open plan design providing a more efficient work area.
- Main entrance – A direct connection to the beach, connecting the reception and office spaces. The main entrance will allow for memorabilia to be displayed and provide access to the function/training rooms.
- External club balcony – this space has been increased to allow greater access and functionality for users.
- Clubroom – this area will provide members direct access to the area to the south and provide access for external viewing to the beach front.

- Club bar/kitchen – this will include direct access to the clubroom, function/training room and external verandah. This will allow the different areas of the facility to be serviced by the kitchen.
- Function/training rooms – one large multi-purpose area that is serviced by the kitchen and can be utilised in various configurations by members and external users of the facility.
- Storage – new storage is proposed to cater for the function/training rooms, particularly for tables and chairs.
- Cafe/commercial space (with balcony) – this area provides the option for the club to operate a commercially focussed operation. Will include access to the ocean, with visibility from the car park and independent access points.

The following is an accommodation schedule for the facility outlining comparisons between the existing facility and the proposed refurbished facility.

Item	Existing (m ²)	Proposed (m ²)	Difference (m ²)
Outdoor	250	-	-250
External balcony	-	138	+138
External storage/hardstand area	-	70	+70
Entrance	38	55	+17
Clubroom	165	143	-22
Bar, kitchen & servery	90	55	
Club meeting room	25	-	-25
Reception/office/boardroom	33	47	+14
Club deck	168	-	-168
Cafe/commercial area	-	204	+204
Cafe/commercial balcony	-	58	+58
Training room 1	225	100	-125
Training room 2	-	100	+100
Toilets	40	40	0
Universal Access Toilet (UAT)	7	7	0
Kitchenette/UAT 2	11	-	-11
External store	-	10	+10
Internal stores	30	60	+30
Merchandise shop	19	20	+1
Total	1,101	1,107	+6

Summary of changes to the existing facility:

- There is no significant change to the size of the upper floor of the facility, with the majority of the works being within the existing footprint.
- The existing meeting room for the club will be the new cafe/commercial area balcony for patrons and also include a new bar area.
- The revised clubroom for members will be smaller (reduced by 22m²) and relocated to allow for the cafe/commercial area to be constructed. The new location will provide greater flexibility to increase utilisation of the function/training room area.
- The existing bar area will be demolished to allow for the new clubroom including a new club bar, kitchen and fridge/freezer.
- The new function/training room area will reduced by 25m² to make room for the club bar/kitchen area, however the revised space will be dividable allowing greater flexibility into two functional spaces.
- The existing kitchen will be removed to expand the current store for training room 2.
- The merchandise shop will be relocated to the front of the facility to increase exposure and presence to facilitate sales.

- The proposed office area will be open plan.
- The existing kitchenette and second UAT will be removed to allow for the construction of a new boardroom.
- The function/training rooms will include kitchenettes for independent use.
- Furniture and fittings have been excluded from the capital costs as the club has indicated it has adequate furnishings for the short term.

The major change to the facility is the incorporation of a cafe/commercial area to service club members and the external community. The club proposes, as part of the design to sub lease this area to an independent party and has indicated approximate revenue per annum of \$91,800. In total it is estimated that through the refurbishment works there will be an increase in revenues from \$157,200 (2014-15) to \$487,310 (2016-17), totalling \$330,110.

The following capital cost estimates for the project were prepared by a qualified Quantity Surveyor:

Works	Rate	Cost (ex GST)
External works including envelope and roofing		\$357,066
Internal works including walling, finishes and services		\$747,844
Works to cafe/commercial area		\$157,893
Optional ceiling to cafe/commercial area		\$25,500
Provision for power supply upgrade		\$50,000
Total construction costs		\$1,338,303
Design contingency	5%	\$63,140
Construction contingency	3%	\$39,778
Professional fees	15%	\$204,858
Escalation (12 months)	3.5%	\$54,972
Total Budget (ex GST)		\$1,701,051

The club proposes the following funding model - \$350,000 from club, \$675,000 from the City and \$675,000 from Lotterywest.

Lease conditions

At its meeting held on 20 November 2012 (CJ234-11/12 refers), Council adopted a *Property Management Framework* (PMF) with the objective to apply greater consistency to property management and take a broad approach that addresses the myriad of issues involved in property management.

In summary, the PMF classifies properties into three categories; those held for community purposes; those held for capital appreciation; and those held for income generation. Properties held for community purposes are considered for utilisation by not for profit community groups at a subsidised rate, whereas property held for capital appreciation or income generation are considered by groups at full market rental.

The PMF also provides for 'peppercorn' leases for such service groups providing lifesaving and/or life preserving services to the community and offer a 100% subsidy. The intent of the 'peppercorn' lease is to recognise the lifesaving services the club provides to the community, with the facility not being developed to generate a commercial return. The PMF would not have considered this level of subsidy where the life preserving group had facilities to generate commercial returns for the club.

Based on the provisions within the PMF, the MSLSC facility was classified as being for community purposes for a group that provides lifesaving services and rental was set at a peppercorn (\$1.00) with a new lease being signed commencing from 1 January 2014 for 10 years with two options for an additional five years each.

The existing lease between the City and the MSLSC includes a clause that relates to assignment or subletting:

“The Lessee shall not assign, sublet or part with the possession of the Premises and the Lease without the prior written consent of the Lessor and it is HEREBY DECLARED that sections 80 and 82 of the Property Law Act 1969 are expressly excluded.

Where the Land is Crown land, the prior written consent of the Minister for Lands is required under subclause (1) in addition to the consent of the Lessor.

The Lessee shall not mortgage, encumber or charge the Premises or the Lease.”

The land that the MSLSC facility is located on is Crown Land and the Management Order for the Land states:

“To be used for the designated purpose of ‘Recreation and Purposes Incidental Thereto’. Power to lease for any term not exceeding 21 years subject to the approval in writing of the Minister for Lands pursuant to section 18 of the Land Administration Act 1997.”

Comparison of other similar facilities

A preliminary review was undertaken of a number of other local government authorities that have surf clubs within their boundaries. All arrangements vary, however generally rent is a \$1 per annum and the lessee is responsible for all outgoings. The City of Stirling also makes an annual contribution to their surf life saving clubs for financial assistance (approximately \$60,000). It is understood that clubs located in the Town of Cambridge, make an annual contribution to a renewal fund of around \$25,000 (forms part of a lease payment). The Town then matches that to maximum of 2:1 giving a total fund of around \$75,000. Any works required on the facilities are undertaken from that renewal fund.

Parking

The proposed refurbishment project would require a development application (DA) and relevant building licenses. The determination of the DA would be made by the WA Planning Commission (WAPC). In determining such an application, the WAPC will take into consideration the additional parking demand that may be generated by the proposed cafe/commercial area.

The WAPC will also consider whether a commercial cafe is appropriate for a ‘Parks and Recreation’ reserve. The City has recently received advice on the City’s Cafes and Kiosks project, where they indicated they had no in-principle issue with the development of a restaurant in the foreshore reserve. However, it was suggested that in order for such a development to be considered in accordance with the intent of the reserve, there would be an expectation of public access and some public facilities such as a public car park or public toilets.

It should also be noted that some of the parking located on this site was provided as a direct result of cash in lieu paid by the Mullaloo Tavern a number of years ago. Any proposed development would need to ensure that the availability of that parking is not compromised as a result.

Issues and options considered

The options available to Council are:

- agree to contribute the requested \$675,000 towards the refurbishment of the MSLSC
- agree to contribute an amount greater or less than the requested \$675,000 for the refurbished MSLSC
or
- agree not to contribute any funds to the refurbishment of the MSLSC.

Legislation / Strategic Community Plan / policy implications

Legislation

The *Local Government Act 1995* details provisions for when the City leases property. The club holds a valid lease, however any approval to sub lease needs to be provided by the City and the Minister for Lands.

Depending on a business case and the commercial nature of the venture the State Government may require conditions on the lease which would require that a certain percentage of the money gained from the annual rental be paid to the State.

Exact requirement/conditions of the State would not be known under the formal development process was commenced.

Strategic Community Plan

Key theme

Community Wellbeing.

Objective

Quality facilities.

Strategic initiative

Support a long term approach to significant facility upgrades and improvements.

Key theme

Financial Sustainability.

Objective

Financial diversity.

Strategic initiative

Identify opportunities for new income streams that are financially sound and equitable.

Policy

Property Management Framework.

Risk management considerations

Any construction project of this nature will carry associated risks in regard to obtaining necessary approvals, maintaining costs and project timelines. If the MSLSC manages the project, there is a greater risk to the City controlling cost overruns. In addition, having a project managed by a party other than the City may compromise the standard of the work, below the City's standard and could lead to increased structural maintenance costs for the City.

If a contribution is made for a club managed project then it would be recommended that it be a maximum amount and any overrun are the responsibility of the MSLSC.

Financial / budget implications

The estimated construction cost for the project is approximately \$1.7 million. The club has requested that the City contribute \$675,000 to the project. The club will also approach Lotterywest for a matching contribution of \$675,000 (not yet approved). Lotterywest has indicated the project would be eligible for funding, however will not formally consider the project until support is given by the City.

The remaining \$350,000 will be funded by the club which it has saved over recent years by undertaking a financial management plan for the project. The club has indicated that if required it could generate an additional \$50,000 over the next two years while still remaining in a sound financial position. However, this would limit the clubs ability to undertake other strategic initiatives it has identified during that period. Upon examination of the club's financial statements, it appears that the club has the financial capacity to contribute the \$350,000.

The club has also explored the possibility of borrowing additional funding to assist with any shortfall not obtained by external parties. Given the tenure of the land to which the surf club sits and as the club has limited assets to use as security for financial institutions, it would be highly unlikely for the club to secure a loan from a private lending institution.

There are no funds listed in the City's *Five Year Capital Works Program* or *20 Year Strategic Financial Plan* and no capacity to add this project without the removal or deferral of existing projects.

Future financial year impact

Annual operating cost	In accordance with the lease the club is responsible for all outgoings.
Estimated annual income	Nil as the rental within the lease is set at a peppercorn. However the Council could give consideration to revising the rental if the refurbishment proceeds and the club seeks to sublet the cafe/commercial area.
Capital replacement	Unknown.
20 Year Strategic Financial Plan impact	There are no funds currently listed for a capital contribution to the project.
Impact year	The club has requested funding in 2015-16.

All amounts quoted in this report are exclusive of GST.

If the City was to support a contribution to the project without reprioritising or deleting an existing project, this will have a detrimental effect on the City's financial sustainability score, particularly the 'operating surplus ratio'.

The 'operating surplus ratio' is regarded as the most important indicator and measures the operating income versus the operating expenses of the City. While the project will not have additional operating costs for the City, there will be an additional depreciation charge which will impact on the ratio. Depreciation per year for a project of \$1.7 million would equate to approximately \$42,525, over 40 years for the life of the asset. If the City was to support the refurbishment and not adversely impact on the ratio, it would need to either reduce its costs, or increase its revenue.

In addition to the subsidised rent that the City affords to the club, an annual contribution of \$60,000 per year is paid to both surf clubs (Mullaloo and Sorrento) to assist them in providing life saving and life preserving services to the community.

Regional significance

The MSLSC is a local based club, and comprises over 1,800 members including both juniors and seniors. The membership is predominately local, however attracts members from the region. The club anticipates doubling the membership base in the next 10 years, with the growth in the membership numbers being focussed on social members.

Mullaloo Beach is a very popular swimming beach and attracts people from all around the Perth metropolitan area. With the growing demand on membership and the regular attraction of the beach, the refurbished facility will assist in meeting these growing demands.

Sustainability implications

The services provided by the club and the refurbished facility will continue to allow the MSLSC to provide activities that encourages community members of all ages and backgrounds to participate. The sport of surf lifesaving creates opportunities for growth and development, recognition to ensure continuity of volunteers for the present and the future and creates positive experiences for those involved.

Consultation

There has been no community consultation undertaken as the works are contained within the existing building footprint. It is understood that the club has engaged actively with its members on the proposed refurbishment.

COMMENT

MSLSC has advised that the existing facility is unable to meet the demands of its members and the community that the club is to serve. The proposed refurbishment will address some of the club's concerns but also provide it with another source of income in order for it to meet its ongoing costs in providing life preserving services to those who visit Mullaloo Beach and beyond.

The MSLSC have advised that it has great aspirations to not merely maintain this service over the coming years but to grow this. With the local population growing and visitation to Mullaloo Beach increasing year after year, the club needs to ensure that it is well equipped to match its desire to increase our service delivery.

The challenge in agreeing to fund the proposed refurbishment is the timing of the request in regards to the City's existing *Capital Works Program*. If the City was to support the refurbishment and not adversely impact on the operating surplus ratio, it would need to either reduce its costs, or increase its revenue.

Given the current status of the 2015-16 budget deliberations and the existing competing demands on the financial capability of the City, it is suggested that the request for funding from the MSLSC for a proposed refurbishment of its existing facility be declined.

VOTING REQUIREMENTS

Simple Majority.

RECOMMENDATION**That Council:**

- 1 ACKNOWLEDGES the Mullaloo Surf Lifesaving Club for its detailed business case seeking financial assistance for a proposed refurbishment of its existing facility located at 11 Oceanside Promenade, Mullaloo;**
- 2 ADVISES the Mullaloo Surf Lifesaving Club that given the extensive existing and proposed program of capital works and the City's financial capability of meeting the program of works, it is unable to agree to the club's request for financial assistance of \$675,000 within the 2015-16 financial year;**
- 3 As part of the future budget deliberations, AGREES to give further consideration to funding a refurbishment of the Mullaloo Surf Life Saving Club at 11 Oceanside Promenade, Mullaloo.**

Appendix 9 refers

To access this attachment on electronic document, click here: [Attach9brf140415.pdf](#)

REPORT – CAPITAL WORKS COMMITTEE – 7 APRIL 2015

Disclosures of interest affecting impartiality

Name/Position	Cr Brian Corr.
Item No./Subject	CJ061-04/15 - Percy Doyle Reserve - Refurbishment of Existing Facilities.
Nature of interest	Interest that may affect impartiality.
Extent of Interest	Cr Corr's wife is secretary of the Undercroft Bridge Club.

Name/Position	Cr Russ Fishwick, JP.
Item No./Subject	CJ061-04/15 - Percy Doyle Reserve - Refurbishment of Existing Facilities.
Nature of interest	Interest that may affect impartiality.
Extent of Interest	Cr Fishwick is a member of the Sorrento Bowling Club.

Name/Position	Cr Teresa Ritchie, JP.
Item No./Subject	CJ061-04/15 - Percy Doyle Reserve - Refurbishment of Existing Facilities.
Nature of interest	Interest that may affect impartiality.
Extent of Interest	<ul style="list-style-type: none"> • Cr Ritchie resides near the Woodvale Community Care Centre. • Cr Ritchie's son plays for the Woodvale Football Club who use the Timberlane Clubrooms for meetings. • Cr Ritchie resides near the Timberlane Club Rooms.

Name/Position	Cr Sam Thomas.
Item No./Subject	CJ061-04/15 - Percy Doyle Reserve - Refurbishment of Existing Facilities.
Nature of interest	Interest that may affect impartiality.
Extent of Interest	One of the members of the public who spoke during the deputations are known to Cr Thomas.

CJ061-04/15 PERCY DOYLE RESERVE - REFURBISHMENT OF EXISTING FACILITIES

WARD	South
RESPONSIBLE DIRECTOR	Mr Mike Tidy Corporate Services
FILE NUMBER	02056, 00967, 03078, 09631, 07512, 05066, 04185, 17817, 07430, 49665, 101515
ATTACHMENT	Attachment 1 Percy Doyle Reserve land ownership Attachment 2 Percy Doyle Reserve existing facilities Attachment 3 Community facility refurbishment projects (excluding Percy Doyle buildings)
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 revised priority and recommended budget years for the future community facility refurbishment projects, that now includes the buildings at Percy Doyle Reserve.

EXECUTIVE SUMMARY

The *Percy Doyle Masterplan* project commenced in February 2009 following the endorsement of the City's revised Master Planning process. Since then, Stage One of the project (planning and initiation) and two (site and needs analysis) have been completed. Most recently, preliminary concept plans were developed as part of stage three (concept design).

The completed feasibility study, concept plans and estimated capital costs for the project were presented to the Elected Members at the Strategy Session held on 1 April 2014 seeking feedback on this information and the future direction of the project. At the meeting, while a preferred concept plan was established, it was suggested that the *Percy Doyle Masterplan* was not a high priority project for the City with other current significant projects being undertaken such as the Joondalup Performing Arts and Cultural Facility. It was requested at the meeting, that the City consider what critical facility refurbishment works would be required to enable ongoing use of the facilities if the masterplan project was delayed.

Based on this request, for budgeting purposes, as part of the recent review of the City's *20 Year Strategic Financial Plan* (SFP), high level preliminary desktop assessments were made on the existing facilities at Percy Doyle Reserve. The following allocations were made for critical refurbishment works:

- \$1,602,900 in 2016-17 for short term priority works required in 0-5 years.
- \$3,397,600 in 2020-21 for medium term priority works required in 5-10 years.
- \$465,800 in 2024-25 for long term priority works required in 10-15 years.

It is important to note that the preliminary desktop assessment only included what was considered by the City to be critical refurbishment works.

The City has undertaken one or two community facility refurbishment projects each year since 2007. The planning for refurbishment projects commences two years prior to the listing within the *Five Year Capital Works Program* so that detailed scoping, consultation, design and estimated costings can be completed the year prior to construction and amendments made to the budget allocation if required.

As part of the Community Facility Review project undertaken and considered by Council at its meeting held on 15 July 2014 (CJ116-07/14 refers), a list of community facility refurbishment projects and the recommended priority order, was agreed to be used in the development of the City's future *Five Year Capital Works Program* and *20 year Strategic Financial Plan*. The facilities at Percy Doyle Reserve were not included in the recommended refurbishment project list as they were considered part of the overall masterplan project at the time.

Rather than add the Percy Doyle Reserve facility refurbishment projects to the bottom of the existing list of priorities, it is recommended that a new facility refurbishment priority list be considered. The revised recommended priority includes all the facilities that were recommended for refurbishment as part of the recent Community Facility Review and the new projects for the facilities at Percy Doyle Reserve.

The new recommended facility refurbishment priority order is based on the City's current resource and financial capacity to undertake the projects. The priority order was determined using the criteria developed as part of the Community Facility Review which included an assessment of usage, age of the facility, previous works undertaken, community service provision and the functionality audit.

The recommended facility refurbishment priority order was considered at the Capital Works Committee meeting held on 24 November 2014 and was referred back for further investigation including additional information for the Sorrento Football (Soccer) Clubrooms, Sorrento Tennis Clubrooms, Sorrento Bowling Clubrooms and Undercroft Bridge Clubrooms. The requested additional information is detailed in this Report.

It is therefore recommended that Council:

- 1 *AGREES that the priority list and budget years for future community facility refurbishment projects as outlined in Report CJ061-04/15 and the table below, will be used as a guide in the development of the City's future Five Year Capital Works Program and 20 Year Strategic Financial Plan:*

Building	Critical works	Priority	Year currently listed	Proposed year	Estimate amount
Timberlane Park Clubrooms	Toilets; changerooms; storerooms; general.	1	2015-16	No change	\$845,643
Kingsley Memorial Clubrooms	Kitchen; toilets; changerooms; storerooms; general.	2	2015-16	No change	\$650,000
Undercroft Bridge Clubroom	Kitchen; toilets.	3	N/A	2016-17	\$232,900
Duncraig Library	Customer service circulation desk.	4	N/A	2016-17	\$82,200
Flinders Park Community Hall	Kitchen; toilets; flooring; storage.	5	2016-17	No change	\$450,000
Sorrento Tennis Clubrooms	Toilets; changerooms; paving; storeroom; general.	6	N/A	2017-18	\$521,115
Duncraig Leisure Centre	Roof; changerooms; entrance; heating/cooling.	7	N/A	2017-18	\$822,000
Warrandyte Park Clubroom	Heating/ cooling; power upgrade.	8	N/A	2017-18	\$250,000
Sorrento Football (soccer) Clubrooms	Kitchen; toilets; HVAC systems; internal lighting; storage; changerooms; general.	9	N/A	2018-19	\$517,532
Sorrento Bowling Clubrooms	Kitchen; general.	10	N/A	2018-19	\$137,000
Windermere Park Clubrooms	Heating/ cooling; power upgrade.	11	N/A	2018-19	\$250,000
Mildenhall	Kitchen; toilets; roof.	12	N/A	2019-20	\$369,900
Duncraig Community Centre	Kitchen; toilets.	13	N/A	2019-20	\$232,900

Building	Critical works	Priority	Year currently listed	Proposed year	Estimate amount
<i>Percy Doyle Reserve Oval Floodlighting</i>	<i>Soccer and AFL.</i>	14	N/A	2020-21	\$2,849,600
<i>MacNaughton Park Clubroom</i>	<i>Kitchen; changerooms; general.</i>	15	2018-19	2020-21	\$850,000
<i>Ellersdale Park Clubroom</i>	<i>Toilets; changerooms; general.</i>	16	N/A	2021-22	\$850,000
<i>Padbury Hall</i>	<i>Heating/ cooling; power upgrade; storage.</i>	17	N/A	2022-23	\$500,000
<i>Woodvale Community Care Centre</i>	<i>Kitchen; storage windows.</i>	18	2017-18	2023-24	\$300,000
<i>Connolly Community Centre</i>	<i>Kitchen.</i>	19	2017-18	2023-24	\$250,000
<i>Sub total – Percy Doyle buildings</i>					\$5,765,147
<i>Sub total – other buildings</i>					\$5,195,643
<i>Total</i>					\$10,960,790

- 2 *REQUESTS the Chief Executive Officer to undertake further discussions with the Undercroft Bridge Club to discuss the options for a possible extension to the Undercroft Bridge Clubroom and provide a report back to the Capital Works Committee.*

BACKGROUND

Percy Doyle Reserve is a 22.83 hectare sport and recreation area located on the corner of Marmion Avenue and Warwick Road, Duncraig and is classified as a regional park within the City's existing *Parks and Public Open Spaces Classification Framework* (PPOSCF). In addition to the existing PPOSCF, the City has adopted as a management guideline a revised PPOSCF. In the revised PPOSCF, Percy Doyle Reserve is classified as a Regional Sports Park.

The majority of the site is crown land vested in the City for the purpose of parks and recreation (Attachment 1 refers). It consists of the Duncraig Library, Duncraig Leisure Centre and various sporting infrastructure including tennis courts, bowling greens, croquet court, four active sporting ovals and a number of community and sporting buildings (Attachment 2 refers). The facilities service both the local community and over 35 sporting clubs and community groups.

The *Percy Doyle Masterplan* project commenced in February 2009 following the endorsement of the City's revised Master Planning process. Since then, Stage One of the project (initiation and planning) and two (site and needs analysis) have been completed. Most recently, preliminary concept plans were developed as part of stage three (concept design).

The completed feasibility study, concept plans and estimated capital costs for the project were presented to the Elected Members Session held on 1 April 2014 seeking feedback on this information and the future direction of the project. At the session, while a preferred concept plan was established, it was suggested that the *Percy Doyle Masterplan* was not a high priority project for the City with other current significant projects being undertaken such

as the Joondalup Performing Arts and Cultural Facility. However, it was requested that a commercial analysis and retail needs assessment be undertaken and the results of these presented to Elected Members so that Council could make a formal decision on the project and give some certainty of the project's future to the existing facility and park user groups. This information has been finalised and will be presented to Elected Members early in 2015.

Also requested at the Elected Member Session held on 1 April 2014, was for the City to consider what critical facility upgrades (refurbishments) and the associated estimated costs would be required to enable ongoing use of the facilities if the masterplan project was delayed. This information was then to be presented back to Elected Members.

For budgeting purposes, as part of the review of the City's *20 Year Strategic Financial Plan* (SFP), high level preliminary desktop assessments were made on the existing facilities at Percy Doyle Reserve. The following allocations were made for critical refurbishment works:

- \$1,602,900 in 2016-17 for short term priority works required in 0-5 years.
- \$3,397,600 in 2020-21 for medium term priority works required in 5-10 years.
- \$465,800 in 2024-25 for long term priority works required in 10-15 years.

It is important to note that the preliminary desktop assessment only included what was considered by the City to be critical refurbishment works in order to ensure that the facilities remain operational as a result of the delay in the masterplan project. It did not consider facility expansions or works that are considered desirable (non-critical) or lessee responsibilities.

Since 2007, the City has undertaken one or two community facility refurbishment projects each year. Refurbishment projects intend to improve the functionality and aesthetics of a building and the scope of each project is generally confined to aspects such as painting; replacing fixtures and fittings, kitchen facilities, floor coverings, toilets and changerooms; storage facilities and heating/cooling systems.

Typically a refurbishment project is not intended to address maintenance issues. However, since the buildings at Percy Doyle Reserve have had limited major maintenance over the last few years due to the expected masterplan project, maintenance work will be required. Recent building condition audits have identified items to be rectified and it is suggested that this work is budgeted and undertaken in conjunction with the proposed refurbishment of each facility.

Construction of new buildings, major facility extension works and/or re-design works are considered a redevelopment project. These projects are outside the scope of a refurbishment project. Given the future masterplan project, recommended works have not included any extension or redesign/redevelopment proposals.

As part of the Community Facility Review project undertaken and considered by Council at its meeting held on 15 July 2014 (CJ116-07/14 refers), a list of community facility refurbishment projects and the recommended priority order was agreed to be used in the development of the City's future *Five Year Capital Works Program* and *20 year Strategic Financial Plan*. The facilities at Percy Doyle Reserve were not included in the recommended refurbishment project list as they were considered part of the overall masterplan project at the time.

Rather than add the Percy Doyle Reserve facility refurbishment projects to the bottom of the existing list of priorities, it is recommended that a new facility refurbishment priority list be considered. The revised recommended priority includes all the facilities that were recommended for refurbishment as part of the recent Community Facility Review and the new projects for the facilities at Percy Doyle Reserve.

The recommended facility refurbishment priority order was considered at the Capital Works Committee meeting held on 24 November 2014 and was referred back for further investigation including additional information for the Sorrento Football (Soccer) Clubrooms, Sorrento Tennis Clubrooms, Sorrento Bowling Clubrooms and Undercroft Bridge Clubrooms.

Following the Capital Works Committee meeting held on 24 November 2014, further information has been prepared and the clubs utilising the leased buildings at Percy Doyle Reserve have provided a list of requested works for consideration as part of the refurbishment projects.

DETAILS

Percy Doyle Reserve buildings/infrastructure

Currently there are nine buildings at Percy Doyle Reserve being considered as part of the overall masterplan for the site. The buildings range in age with some up to 40 years old. Many of the buildings have only had minor maintenance and refurbishments works undertaken since the masterplan project began in 2009. The library, leisure centre and three of the community facilities are managed by the City with the remaining four buildings leased to community and sporting groups.

The further information requested at the Capital Works Committee meeting held on 24 November 2014 is detailed below.

Duncraig Leisure Centre

The Duncraig Leisure Centre was constructed in 1976 and consists of a sports hall, two meeting rooms, crèche, office, gym, dance studio, workshop (pottery room), kiosk, toilets, playgroup room and storerooms. In 2011-12 the toilets, sports hall and gym were refurbished. Sixteen community groups including badminton and basketball clubs, a playgroup, art club and other community groups hire the rooms within the facility on a regular basis. In 2013-14, 57,210 visitors attended the Duncraig Leisure Centre.

The desktop assessment determined that the critical works required for the Duncraig Leisure Centre would include a refurbishment of the changerooms (new tiling, replace shower fittings, new ceiling and general refurbishment) as they are in need of an upgrade. It is also proposed to upgrade the heating/cooling systems (installation of air conditioning to courts, replace air conditioning to gym and other areas) due to customer complaints regarding the heat and inefficient systems. A general refurbishment to the entrance is also proposed (render to external walls, improve access at entrance) as the current entrance is in poor condition.

Duncraig Library

The Duncraig Library was constructed in 1974 and consists of the main collections area, staff workroom and toilets. The staff kitchen was refurbished in 2009-10 and in 2011-12 the roof eaves and collection area carpets were replaced. In 2012-13, the ceiling and lighting was upgraded and the staffroom carpet was replaced. In 2013-14, 98,108 visitors attended the Duncraig Library.

The desktop assessment determined that the critical works required for the Duncraig Library would include a refurbishment of the customer service circulation desk (new desks, new self-service technology) due to the current desk no longer accommodating the library's technological developments, changing customer needs, staff work flows and library processes.

Duncraig Community Centre

The Duncraig Community Centre was constructed in 1991 and consists of two halls (can be combined to make one large hall), a meeting room, office, kitchen, toilets, and storerooms. Eight community groups (approximately 900 participants) including a scout group, church group, playgroup, childcare group and other community groups, utilise the facility on a regular basis. Recently, the facility had replacement cupboards installed in the kitchen.

The facility design and layout meets the needs of the user groups well with the building used predominantly by the playgroup and childcare group. The desktop assessment determined that the critical works required for the Duncraig Community Centre would include a refurbishment of the existing toilets (new tiling, replace fixtures and fittings, general refurbishment) and kitchen (new tiling, general refurbishment) as these areas are in need of an upgrade.

Mildenhall

Mildenhall was constructed in 1981 and consists of a main hall, four activity rooms, kitchen, toilets, office, hairdresser, consult room and storerooms. The facility is used predominantly by the Duncraig Senior Citizens Club (approximately 165 participants) and three other community groups (approximately 168 participants) including an art group and other community groups that utilise the facility on a regular basis. In addition, the Undercroft Bridge Club, who have out-grown their nearby leased facility, also utilise Mildenhall on a regular basis. The Duncraig Senior Citizen Club has exclusive use of two of the activity rooms, office, hairdresser and consult room.

The facility design and layout meets the needs of the user groups. The desktop assessment determined that the critical works required for Mildenhall would include a refurbishment of the existing toilets (new tiling, replace fixtures and fittings, general refurbishment) and kitchen (replace benches/cupboards, new tiling, general refurbishment) as these areas are in need of an upgrade. It has also been determined that the roof requires replacement as it is at its end of life and corrosion is evident.

Percy Doyle Football/Teeball Clubroom

The Percy Doyle Football/Teeball Clubroom was constructed in 1989 and consists of a hall, kitchen, toilets, changerooms and storerooms. In 2010-11 the kitchen was refurbished, gas was connected to the site and the hot water services were upgraded. Further refurbishments works were undertaken in 2011-12 which included refurbishing the changerooms, constructing a small storage extension and installing new window security screens. The facility is used by the Sorrento Duncraig Junior Football Club (874 members); Wanneroo Joondalup Tee Ball Club (526 members); North Beach Amateur Football Club (313 members); Northern Knights Cricket Club (50 members).

The facility design and layout meets the needs of the user groups well. The desktop assessment determined that given the recent refurbishment works undertaken at the facility, there are no critical works required for the Percy Doyle Football/Teeball Clubroom.

Undercroft Bridge Clubroom

The Undercroft Bridge Clubroom was constructed in 1993 and consists of a hall, meeting room, kitchen and toilets. The facility is leased to the Undercroft Bridge Club who has approximately 425 members. The facility had a heating/cooling system upgrade in 2011-12.

The desktop assessment determined that the work considered critical by the City for the Undercroft Bridge Clubroom would include refurbishment of the existing kitchen (replace benches/cupboards, new tiling, general refurbishment) as it is in need of an upgrade.

For a number of years, the Club has identified that they have out-grown the clubroom and also utilise Mildenhall. The Club submitted an application to the City for a "Club Funded Facility Upgrade" project that would create an extension to the west of the existing building by 11 metres and a refurbishment of the existing toilets. The total project cost was estimated at \$445,547, with the Club contributing \$140,000 to the project. The Club requested the City consider funding the project shortfall at the Capital Works Committee meeting held on 24 November. The item was referred back requesting the proposal be considered in this Report.

As the masterplan project proposes the redevelopment of facilities, an extension to the Undercroft Bridge Clubroom is not considered critical to enable ongoing use of the facility. The refurbishment of the existing toilets is considered critical for the clubs operations and these works have been included in the proposed refurbishment works.

Sorrento Tennis Clubrooms

The Sorrento Tennis Clubrooms were constructed in 1981 and consist of a hall, office, crèche, pro-shop, kitchen, bar, toilets and storerooms. A refurbishment of the kitchen was completed in 2011-12. Over the last few years the facility has had minor works such as repainting, new flooring in some rooms and a heating/cooling system in the crèche. The facility is leased by the Sorrento Tennis Club who has approximately 330 members. The club also leases the 20 adjacent synthetic tennis courts. The City has an allocation of funds for tennis court resurfacing works in 2015-16 and the Sorrento tennis courts are being considered as part of this program.

The desktop assessment determined that the works considered critical by the City for the Sorrento Tennis Clubrooms would include a refurbishment of the existing toilets and changerooms (new tiling, replace fixtures and fittings, general refurbishment) as they are in need of an upgrade. The facility also requires some general refurbishment work such as new flooring and painting.

The Sorrento Tennis Club has requested the following works be considered as part of the refurbishment project:

- Sanding and re-sealing of the parquet floor in the main hall (estimated cost \$4,080) - These works are the clubs responsibility as part of the lease agreement and are not recommended to be included in the refurbishment project.
- Refurbishment of the foyer/players area including new bi-fold doors/glazing (estimated cost \$54,698) - This work is considered desirable rather than critical and is not recommended to be included in the refurbishment project.
- Render/painting of the internal walls to improve the look of the facility (estimated cost \$28,792) - This work is considered desirable rather than critical and is not recommended to be included in the refurbishment project.
- Replacement of uneven and damaged sections of paving (estimated cost \$66,215) - This work is the City's responsibility as part of the lease agreement and has been included in the proposed refurbishment works.
- Construction of a new storeroom to provide additional storage (estimated cost \$16,500) - This work is considered critical for the clubs operations and has been included in the proposed refurbishment works.

Sorrento Bowling Clubrooms

The Sorrento Bowling Clubrooms were constructed in 1976 and consist of a hall, meeting room, office, kitchen, bar, toilets, changerooms and storerooms. The facility and adjacent four bowling greens and croquet court are leased to the Sorrento Bowling Club who has approximately 320 members. In 2009-10 the roof was replaced and the kitchen had some equipment replaced. In 2010-11 the heating / cooling system was upgraded and in 2013 the toilets were refurbished. In 2013 the Club funded a new patio area.

The desktop assessment determined that the works considered critical by the City for the Sorrento Bowling Clubrooms would include refurbishment of the existing kitchen (replace benches/cupboards, new tiling, general refurbishment) as it is in need of an upgrade.

Recently the club submitted an application to the City for a project identifying that they would like to extend the facility to the west by approximately five metres and refurbish the kitchen facilities with a request for the City to consider funding the project. The City has estimated these works at \$347,000. As the masterplan project proposes the redevelopment of facilities, an extension to the Sorrento Bowling Clubrooms is not considered critical to enable ongoing use of the facility. The kitchen refurbishment works have already been identified as critical however this is proposed to be undertaken to the City's standard specification, so it is recommended the club fund any additional kitchen equipment.

Sorrento Football (soccer) Clubrooms

The Sorrento Football (soccer) Clubrooms were constructed in 1980 and consist of a hall, meeting room, referee room, physiotherapy room, kitchen, bar, toilets, changerooms and storerooms. The facility is leased to the Sorrento Football Club who has approximately 434 members. The club also hires the two adjacent soccer ovals on a seasonal basis. In 2012-13 the club funded a new umpire changeroom and in 2013-14 a new patio area was installed by the City. The club has also recently replaced perimeter fencing around the main soccer pitch.

The desktop assessment determined that the works considered critical by the City for the Sorrento Football Clubrooms would include a refurbishment of the existing kitchen/bar (replace benches/cupboards, new tiling, general refurbishment), toilets and changerooms (new tiling, replace fixtures and fittings, general refurbishment) as these areas are in need of an upgrade. The facility also needs some general refurbishment work such as new flooring and painting.

The Sorrento Football Club has requested the following works be considered as part of the refurbishment project:

- Extension of the cool-room (estimated cost \$31,071) - This work is considered desirable rather than critical and is not recommended to be included in the refurbishment project.
- Conversion of the public park toilets to a new storeroom (estimated cost \$72,800) - In order to retain the public toilet amenity at this facility it is not recommended to include these works in the refurbishment project.
- Extension to the verandah, including the grandstand (estimated cost \$48,723)
- This work is considered desirable rather than critical and is not recommended to be included in the refurbishment project.
- Installation of PV panels (estimated cost \$28,000) and power upgrade (estimated cost \$100,000) - This work is considered desirable rather than critical and is not recommended to be included in the refurbishment project.

- Refurbishment of the main hall, including new bi-fold doors/glazing and new tables/chairs (estimated cost \$96,580) - This work is considered desirable rather than critical and is not recommended to be included in the refurbishment project.
- Ground work improvements to the old tennis/basketball court area for training (estimated cost \$60,000) - This work is considered desirable rather than critical and is not recommended to be included in the refurbishment project.
- Replacement of the external storage shed (estimated cost \$36,000) - This work is considered critical for the clubs operations and has been included in the proposed refurbishment works.
- Replacement of the air-conditioning system (estimated cost \$43,132) - This work is considered critical for the clubs operations and has been included in the proposed refurbishment works.
- Replacement of internal lighting (estimated cost \$5,800) - This work is considered critical for the clubs operations and has been included in the proposed refurbishment works.

At its meeting held on 9 December 2014 (CJ239-12/14 refers), Council endorsed a Memorandum of Understanding (MoU) with Perth Glory Football Club for the potential redevelopment of sporting facilities at Percy Doyle Reserve. Though no decision has been made on the design or specific location of these sporting facilities, this redevelopment will likely have an impact on the facilities currently used by Sorrento Football Club.

Percy Doyle Reserve oval floodlighting

The City aims to provide adequate floodlighting suitable for 'large ball sports training' on active reserves as the minimum level of provision consistent with Australian standards. Having adequate floodlighting that meets Australian standards is important as it allows clubs to utilise more of the playing surface of the reserve which helps reduce wear and tear issues. It also reduces safety issues arising from lack of visibility and can allow night competition games to be played when lighting is provided to that level required.

It was identified as part of the critical works that the existing floodlighting to the two soccer pitches and the AFL oval at Percy Doyle Reserve be upgraded as they do not currently meet the Australian standards.

Other community facilities

At the Capital Works Committee meeting held on 24 November 2014, it was requested that further information be provided on the other proposed community facility refurbishment projects. This additional information is included in Attachment 3.

The City has undertaken one or two community facility refurbishment projects each year since 2007. The planning for refurbishment projects commences two years prior to the listing within the *Five Year Capital Works Program* so that detailed scoping, consultation, design and estimated costings can be completed the year prior to construction and amendments made to the budget allocation if required.

As part of the last approved *Five Year Capital Works Program*, the following community and sporting facilities are listed for consideration for refurbishment:

Facility	Funds listed	Year
Timberlane Park Clubrooms	\$845,643	2015-16
Kingsley Park Memorial Clubrooms	\$650,000	2015-16
Flinders Park Community Hall	\$450,000	2016-17
Woodvale Community Care Centre	\$300,000	2017-18
Connolly Community Centre	\$250,000	2017-18
MacNaughton Park Clubroom	\$700,000	2018-19

In line with the City's planning process for facility refurbishment projects, the planning, consultation, concept design and cost estimates for the Timberlane Park Clubrooms, Kingsley Park Memorial Clubrooms and Flinders Park Community Hall have been completed and approved by Council at its meetings held on 17 February 2014 (CJ025-02/14 refers), 21 October 2014 (CJ196-10/14 refers) and 17 February 2015 (CJ023-02/15 refers) respectively.

As part of the review of community facilities undertaken and considered by Council at its meeting held on 15 July 2014 (CJ116-07/14 refers), it was agreed to amend the facility refurbishment project order and that the following priority order would be used in future budgeting processes:

Priority	Facility	Revised year to be listed in budget
1	Timberlane Park Clubrooms, Woodvale^	2015-16
2	Kingsley Memorial Clubrooms, Kingsley^	2015-16
3	Flinders Park Community Hall, Hillarys^	2016-17
4	Connolly Community Centre, Connolly	2017-18
5	Woodvale Community Care Centre, Woodvale	2017-18
6	Ellersdale Park Clubroom, Warwick	2018-19
7	MacNaughton Park Clubroom, Kinross	2019-20
8	Warrandyte Park Clubroom, Craigie	2020-21
9	Windermere Park Clubroom, Joondalup	2021-22
10	Padbury Hall, Padbury	2022-23

^ planning, consultation and concept design for these projects has been undertaken and Council has agreed to the proposed refurbishment work.

It is important to note that the facilities at Percy Doyle Reserve were not included in the recommended refurbishment project list as they were considered part of the overall masterplan project at the time.

Based on the request to consider critical refurbishment works for the buildings at Percy Doyle reserve, a new facility refurbishment priority list has been developed. The table, which is included in the financial section of this report, includes all the facilities that were recommended for refurbishment as part of the Community Facility Review and the facilities at Percy Doyle Reserve (except the Percy Doyle Football Teeball Clubroom as this has no critical refurbishment works recommended).

The new recommended facility refurbishment priority order is based on the City's current resources and financial capacity to undertake one or two large refurbishment projects in a year (some exceptions apply when the projects are considered smaller). Also considered when the new priority order was developed were the resources required for other masterplan and facility redevelopment projects and the major refurbishment project of Craigie Leisure Centre (currently listed for 2017-18).

The refurbishment of Timberlane Park Clubrooms, Kingsley Memorial Clubrooms and Flinders Park Community Hall have remained as previously listed as planning, scoping, consultation, concept design and estimated costings have been undertaken for these projects and Council has agreed to the proposed projects.

The priority order was developed using the same criteria used to identify those determined as part of the Community Facility Review:

- Knowledge of the existing facility.
- Existing and potential future usage.
- Results of the functionality audit.
- Levels of provision as determined in the community facility hierarchy.
- Community service provision.
- Previous works undertaken at a facility.
- Age of the facility.

The preliminary estimates were determined based on similar recent developments that have been completed. It is important to note that the cost estimates are indicative and are not based on any project scoping, concept plans or cost estimates. Planning for projects usually commences two years prior to the proposed construction to allow for more accurate cost estimates to be obtained and budget amendments to be made if required. The preliminary desktop assessment undertaken for the Percy Doyle projects only includes what the City has determined to be critical refurbishment works.

Typically a refurbishment project is not intended to address maintenance issues. However, since the buildings at Percy Doyle Reserve have had limited major maintenance over the last few years due to the expected masterplan project, maintenance work will be required. Recent building condition audits have identified issues to be rectified and it is suggested that this work is budgeted and undertaken in conjunction with the proposed refurbishment works of each facility.

Following the Capital Works Committee meeting held on 24 November 2014, further information has been prepared and the clubs utilising the leased buildings at Percy Doyle Reserve have provided a list of requested works for consideration as part of the refurbishment projects. Cost estimates for the additional works have been developed and are detailed as follows:

Building	Requested additional works *works considered critical are underlined	Estimate Amount – requested works	Estimate Amount – works considered critical
Undercroft Bridge Clubroom	Building extension; <u>toilet</u> refurbishment.	\$305,547	\$137,000
Sorrento Tennis Clubrooms	<u>Paving; new storeroom</u> ; parquetry floor sand and re-seal; render/paint internal walls; refurbishment of foyer/players area.	\$170,285	\$82,715
Sorrento Football (soccer) Clubrooms	Cool-room extension; <u>storage</u> ; refurbishment of main hall; <u>replacement of HVAC system</u> ; verandah extension; conversion of public toilets; PV panels; <u>replacement of internal lighting</u> ; ground work improvements for additional training ground.	\$522,106	\$79,132
Sorrento Bowling Clubrooms	Additional kitchen equipment; building extension.	\$210,000	N/A
Total		\$1,207,938	\$298,847

Issues and options considered

The options available to the Council are:

- undertake the previously identified critical refurbishment works only, keeping the original budget allocations and only changing the budget years
- include the works requested by the clubs utilising the four leased buildings at Percy Doyle Reserve (that are determined critical) to the projects and increase the budgets by \$298,847
or
- include all the works requested by the clubs utilising the four leased buildings at Percy Doyle Reserve to the projects and increase the budgets by \$1,207,938.

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 Not applicable.

Risk management considerations

All capital projects bring risks in relation to contingencies and over runs against original budgets. The estimated costs for each facility are indicative only and are based on a preliminary desktop review and are not based on any project scoping, concept plan or cost estimate.

It is possible, that a club/group may identify they are willing to make a financial contribution to a facility refurbishment project to enable additional works not determined critical by the City to be undertaken. As part of the City's standard process for a club to make a financial contribution to a project, financial capacity needs to be demonstrated. Until this is undertaken there is a risk that a contribution from a club/group may not occur.

Financial / budget implications

Existing budget allocation

For budgeting purposes, as part of the review of the City's *20 Year Strategic Financial Plan* (SFP), high level preliminary desktop assessments were made on the existing facilities at Percy Doyle Reserve. The following allocations were made for critical refurbishment works:

- \$1,602,900 in 2016-17 for short term priority works required in 0-5 years.
- \$3,397,600 in 2020-21 for medium term priority works required in 5-10 years.
- \$465,800 in 2024-25 for long term priority works required in 10-15 years.

As outlined previously, the budget allocations made were indicative only and were based on a preliminary desktop review and were not based on any project scoping, concept plans or cost estimates. It is important to note that the preliminary desktop assessment also only outlined what the City determined to be critical refurbishment works.

If all of the requested works requested by the clubs utilising the four leased buildings are included in the refurbishment projects, the budget would need to increase by \$1,207,938. The requested works that the City supports as being critical would require the budget to increase by \$298,847.

Based on the new proposed revised facility refurbishment project priorities, it is recommended that the *Five Year Capital Works Program* and *20 Year Strategic Financial Plan* be revised with the allocation and years outlined in the table below. An appropriate allowance for escalation should also be included in budget allocations. The table includes the requested works considered critical by the City and includes the additional \$298,847.

The refurbishment projects for the buildings at Percy Doyle Reserve have been shaded grey for quick reference.

Building	Critical works	Priority	Year currently listed	Proposed year	Estimate amount
Timberlane Park Clubrooms	Toilets; changerooms; storerooms; general.	1	2015-16	No change	\$845,643
Kingsley Memorial Clubrooms	Kitchen; toilets; changerooms; storerooms; general.	2	2015-16	No change	\$650,000
Undercroft Bridge Clubroom	Kitchen; toilets.	3	N/A	2016-17	\$232,900
Duncraig Library	Customer service circulation desk.	4	N/A	2016-17	\$82,200
Flinders Park Community Hall	Kitchen; toilets; flooring; storage.	5	2016-17	No change	\$450,000
Sorrento Tennis Clubrooms	Toilets; changerooms; paving; storeroom; general.	6	N/A	2017-18	\$521,115
Duncraig Leisure Centre	Roof; changerooms; entrance; heating/cooling.	7	N/A	2017-18	\$822,000
Warrandyte Park Clubroom	Heating/ cooling; power upgrade.	8	N/A	2017-18	\$250,000
Sorrento Football (soccer) Clubrooms	Kitchen; toilets; HVAC systems; internal lighting; storage; changerooms; general.	9	N/A	2018-19	\$517,532
Sorrento Bowling Clubrooms	Kitchen; general.	10	N/A	2018-19	\$137,000
Windermere Park Clubrooms	Heating/ cooling; power upgrade.	11	N/A	2018-19	\$250,000
Mildenhall	Kitchen; toilets; roof.	12	N/A	2019-20	\$369,900
Duncraig Community Centre	Kitchen; toilets.	13	N/A	2019-20	\$232,900
Percy Doyle Reserve Oval Floodlighting	Soccer and AFL.	14	N/A	2020-21	\$2,849,600
MacNaughton Park Clubroom	Kitchen; changerooms; general.	15	2018-19	2020-21	\$850,000
Ellersdale Park Clubroom	Toilets; changerooms; general.	16	N/A	2021-22	\$850,000
Padbury Hall	Heating/ cooling; power upgrade; storage.	17	N/A	2022-23	\$500,000
Woodvale Community Care Centre	Kitchen; storage; windows.	18	2017-18	2023-24	\$300,000
Connolly Community Centre	Kitchen.	19	2017-18	2023-24	\$250,000
Sub total – Percy Doyle buildings					\$5,765,147
Sub total – other buildings					\$5,195,643
Total					\$10,960,790

Planning for projects usually commences two years prior to the proposed construction to allow for more accurate cost estimates to be obtained and budget amendments to be made if required.

Future financial year impact

The allocation of funds for the Percy Doyle refurbishment projects is currently listed in 2016-17, 2020-21 and 2024-25 of the *20 Year Strategic Financial Plan*. The proposed priority will now see these projects all undertaken by the end of 2019-20.

Annual operating cost

The operating cost for the facilities at Percy Doyle Reserve is estimated at \$372,639 for 2014-15.

It is anticipated that the majority of refurbishment works will not increase the operating costs of the facilities at Percy Doyle Reserve due to most of the work being for replacement items for example, kitchen refurbishment. However, the following two projects will have an impact on operating costs:

- New floodlighting proposed for the ovals estimated to increase the annual operating costs by \$30,000 per year from 2020-21.
- New air conditioning system for the Duncraig Leisure Centre (sports hall) estimated to increase the annual operating costs by \$8,760 per year from 2017-18.

The annual operating costs, once both projects are implemented are expected to increase from \$372,639 to \$411,399 (an annual increase of \$38,760).

Estimated annual income

The income for the facilities that are managed by the City on a hire arrangement at Percy Doyle Reserve is estimated at \$49,352 for 2014-15.

It is expected that the proposed refurbishment works would not have an impact on the annual income for the facilities.

20 Year Strategic Financial Plan impact

The estimated net cash impact over the current adopted *20 Year Strategic Financial Plan* is estimated to be \$521,400. This is based on the estimated increase to the annual operating costs up to 2032-33 (does not include escalation/inflation costs).

All amounts quoted in this report are exclusive of GST.

Regional significance

Percy Doyle Reserve is the largest active sporting area in the City with a size of 22.83 hectares. It is the only City managed facility that is currently classified as a regional park, meaning that it services not only the local area but also the surrounding suburbs in the northern corridor. Given the size and level of use of Percy Doyle Reserve, the proposed refurbishment works will be of significant local and regional importance.

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.

Social

The project will include consultation with existing user groups to ensure that feedback received represents their needs. However, unlike a typical refurbishment project, it is recommended that works to be undertaken be restricted to those considered critical to sustain the building until the future of the masterplan project is determined. All facility refurbishment projects consider access and inclusion principles where possible within the project budget.

Economic

One of the main aims of the masterplan project is the development of 'shared' and 'multi-purpose' facilities to avoid their duplication, and to reduce the ongoing maintenance and future capital expenditure requirements at the site. The recommended refurbishment works have been restricted to those considered critical to sustain the buildings until the future of the masterplan project is determined.

Consultation

In 2014, preliminary discussions were held with the clubs that lease facilities at Percy Doyle Reserve in regards to the future refurbishment projects. These clubs include the Sorrento Bowling Club, Sorrento Tennis Club, Undercroft Bridge Club and Sorrento Football (soccer) Club. Following the Capital Works Committee meeting held on 24 November 2014, further information has been prepared and the clubs utilising the leased buildings at Percy Doyle Reserve have provided a list of requested works for consideration as part of the refurbishment projects. Sorrento Tennis Club and Sorrento Football Club each provided a written response to the City and Undercroft Bridge Club and Sorrento Bowling Club each confirmed that their recent facility upgrade applications should be used to develop their list of requested works.

All facility refurbishment projects involve consultation with the existing user group/s (stakeholders) of the building during the planning stages. The consultation will be undertaken in line with the City's approved *Community Consultation and Engagement Policy* and *Protocol*. While feedback from stakeholders will be taken into consideration, unlike a typical refurbishment project, it is recommended that works to be undertaken be restricted to those considered critical to sustain the building until the future of the masterplan project is determined.

COMMENT

With the expected delay in the *Percy Doyle Reserve Masterplan*, it is important that the existing facilities at the site have any critical refurbishment and maintenance work undertaken to ensure these facilities continue to support the numerous community and sporting clubs/groups and local residents. The buildings at the site range in age with some up to 40 years old and many having only had minor maintenance and refurbishments works undertaken since the masterplan project began in 2009.

The addition of funds to the City's *20 Year Strategic Financial Plan* (SFP) for the projects was based on a high level preliminary desktop assessment and were listed within three allocations across 2016-17, 2020-21 and 2024-25 until further work could be undertaken on proposed priority and years for consideration. It is important to note that the preliminary desktop assessment only outlined refurbishment works considered critical by the City.

The revised recommended priority includes all the facilities that were recommended for refurbishment as part of the recent Community Facility Review and the new projects for the facilities at Percy Doyle Reserve.

The new recommended facility refurbishment priority order is based on the City's current resources and financial capacity to undertake the projects. The priority order was determined using the criteria developed as part of the Community Facility Review which included an assessment of usage, age of the facility, previous works undertaken, community service provision and the functionality audit.

Following the Capital Works Committee meeting held on 24 November 2014, further information has been prepared and the clubs utilising the leased buildings at Percy Doyle Reserve have provided a list of requested works for consideration as part of the refurbishment projects. Some of these works that were requested are considered desirable (non-critical), lessee responsibilities or building extensions and are therefore not recommended. There are some works that the City would consider to be critical works so it is recommended that the budget for these projects is increased by \$298,847.

VOTING REQUIREMENTS

Simple Majority.

COMMITTEE RECOMMENDATION

The Committee recommendation to Council for this Report (as detailed below) was resolved by the Capital Works Committee at its meeting held on 7 April 2015.

The original recommendation as presented by City officers to the Committee is as follows:

That Council AGREES that the priority list and budget years for future community facility refurbishment projects as outlined in this Report and the table below, will be used as a guide in the development of the City's future Five Year Capital Works Program and 20 Year Strategic Financial Plan:

<i>Building</i>	<i>Critical works</i>	<i>Priority</i>	<i>Year currently listed</i>	<i>Proposed year</i>	<i>Estimate amount</i>
<i>Timberlane Park Clubrooms</i>	<i>Toilets; changerooms; storerooms; general.</i>	<i>1</i>	<i>2015-16</i>	<i>No change</i>	<i>\$845,643</i>
<i>Kingsley Memorial Clubrooms</i>	<i>Kitchen; toilets; changerooms; storerooms; general.</i>	<i>2</i>	<i>2015-16</i>	<i>No change</i>	<i>\$650,000</i>
<i>Undercroft Bridge Clubroom</i>	<i>Kitchen; toilets.</i>	<i>3</i>	<i>N/A</i>	<i>2016-17</i>	<i>\$232,900</i>
<i>Duncraig Library</i>	<i>Customer service circulation desk.</i>	<i>4</i>	<i>N/A</i>	<i>2016-17</i>	<i>\$82,200</i>
<i>Flinders Park Community Hall</i>	<i>Kitchen; toilets; flooring; storage.</i>	<i>5</i>	<i>2016-17</i>	<i>No change</i>	<i>\$450,000</i>

<i>Building</i>	<i>Critical works</i>	<i>Priority</i>	<i>Year currently listed</i>	<i>Proposed year</i>	<i>Estimate amount</i>
<i>Sorrento Tennis Clubrooms</i>	<i>Toilets; changerooms; paving; storeroom; general.</i>	<i>6</i>	<i>N/A</i>	<i>2017-18</i>	<i>\$521,115</i>
<i>Duncraig Leisure Centre</i>	<i>Roof; changerooms; entrance; heating/cooling.</i>	<i>7</i>	<i>N/A</i>	<i>2017-18</i>	<i>\$822,000</i>
<i>Warrandyte Park Clubroom</i>	<i>Heating/ cooling; power upgrade.</i>	<i>8</i>	<i>N/A</i>	<i>2017-18</i>	<i>\$250,000</i>
<i>Sorrento Football (soccer) Clubrooms</i>	<i>Kitchen; toilets; HVAC systems; internal lighting; storage; changerooms; general.</i>	<i>9</i>	<i>N/A</i>	<i>2018-19</i>	<i>\$517,532</i>
<i>Sorrento Bowling Clubrooms</i>	<i>Kitchen; general.</i>	<i>10</i>	<i>N/A</i>	<i>2018-19</i>	<i>\$137,000</i>
<i>Windermere Park Clubrooms</i>	<i>Heating/ cooling; power upgrade.</i>	<i>11</i>	<i>N/A</i>	<i>2018-19</i>	<i>\$250,000</i>
<i>Mildenhall</i>	<i>Kitchen; toilets; roof.</i>	<i>12</i>	<i>N/A</i>	<i>2019-20</i>	<i>\$369,900</i>
<i>Duncraig Community Centre</i>	<i>Kitchen; toilets.</i>	<i>13</i>	<i>N/A</i>	<i>2019-20</i>	<i>\$232,900</i>
<i>Percy Doyle Reserve Oval Floodlighting</i>	<i>Soccer and AFL.</i>	<i>14</i>	<i>N/A</i>	<i>2020-21</i>	<i>\$2,849,600</i>
<i>MacNaughton Park Clubroom</i>	<i>Kitchen; changerooms; general.</i>	<i>15</i>	<i>2018-19</i>	<i>2020-21</i>	<i>\$850,000</i>
<i>Ellersdale Park Clubroom</i>	<i>Toilets; changerooms; general.</i>	<i>16</i>	<i>N/A</i>	<i>2021-22</i>	<i>\$850,000</i>
<i>Padbury Hall</i>	<i>Heating/ cooling; power upgrade; storage.</i>	<i>17</i>	<i>N/A</i>	<i>2022-23</i>	<i>\$500,000</i>
<i>Woodvale Community Care Centre</i>	<i>Kitchen; storage; windows.</i>	<i>18</i>	<i>2017-18</i>	<i>2023-24</i>	<i>\$300,000</i>
<i>Connolly Community Centre</i>	<i>Kitchen.</i>	<i>19</i>	<i>2017-18</i>	<i>2023-24</i>	<i>\$250,000</i>
<i>Sub total – Percy Doyle buildings</i>					<i>\$5,765,147</i>
<i>Sub total – other buildings</i>					<i>\$5,195,643</i>
<i>Total</i>					<i>\$10,960,790</i>

The Committee's subsequent recommendation to the Council is as follows (changes identified):

That Council:

- 1 AGREES that the priority list and budget years for future community facility refurbishment projects as outlined in this Report and the table below, will be used as a guide in the development of the City's future Five Year Capital Works Program and 20 Year Strategic Financial Plan:

<i>Building</i>	<i>Critical works</i>	<i>Priority</i>	<i>Year currently listed</i>	<i>Proposed year</i>	<i>Estimate amount</i>
<i>Timberlane Park Clubrooms</i>	<i>Toilets; changerooms; storerooms; general.</i>	<i>1</i>	<i>2015-16</i>	<i>No change</i>	<i>\$845,643</i>
<i>Kingsley Memorial Clubrooms</i>	<i>Kitchen; toilets; changerooms; storerooms; general.</i>	<i>2</i>	<i>2015-16</i>	<i>No change</i>	<i>\$650,000</i>
<i>Undercroft Bridge Clubroom</i>	<i>Kitchen; toilets.</i>	<i>3</i>	<i>N/A</i>	<i>2016-17</i>	<i>\$232,900</i>
<i>Duncraig Library</i>	<i>Customer service circulation desk.</i>	<i>4</i>	<i>N/A</i>	<i>2016-17</i>	<i>\$82,200</i>
<i>Flinders Park Community Hall</i>	<i>Kitchen; toilets; flooring; storage.</i>	<i>5</i>	<i>2016-17</i>	<i>No change</i>	<i>\$450,000</i>
<i>Sorrento Tennis Clubrooms</i>	<i>Toilets; changerooms; paving; storeroom; general.</i>	<i>6</i>	<i>N/A</i>	<i>2017-18</i>	<i>\$521,115</i>
<i>Duncraig Leisure Centre</i>	<i>Roof; changerooms; entrance; heating/cooling.</i>	<i>7</i>	<i>N/A</i>	<i>2017-18</i>	<i>\$822,000</i>
<i>Warrandyte Park Clubroom</i>	<i>Heating/ cooling; power upgrade.</i>	<i>8</i>	<i>N/A</i>	<i>2017-18</i>	<i>\$250,000</i>
<i>Sorrento Football (soccer) Clubrooms</i>	<i>Kitchen; toilets; HVAC systems; internal lighting; storage; changerooms; general.</i>	<i>9</i>	<i>N/A</i>	<i>2018-19</i>	<i>\$517,532</i>
<i>Sorrento Bowling Clubrooms</i>	<i>Kitchen; general.</i>	<i>10</i>	<i>N/A</i>	<i>2018-19</i>	<i>\$137,000</i>
<i>Windermere Park Clubrooms</i>	<i>Heating/ cooling; power upgrade.</i>	<i>11</i>	<i>N/A</i>	<i>2018-19</i>	<i>\$250,000</i>
<i>Mildenhall</i>	<i>Kitchen; toilets; roof.</i>	<i>12</i>	<i>N/A</i>	<i>2019-20</i>	<i>\$369,900</i>
<i>Duncraig Community Centre</i>	<i>Kitchen; toilets.</i>	<i>13</i>	<i>N/A</i>	<i>2019-20</i>	<i>\$232,900</i>
<i>Percy Doyle Reserve Oval Floodlighting</i>	<i>Soccer and AFL.</i>	<i>14</i>	<i>N/A</i>	<i>2020-21</i>	<i>\$2,849,600</i>
<i>MacNaughton Park Clubroom</i>	<i>Kitchen; changerooms; general.</i>	<i>15</i>	<i>2018-19</i>	<i>2020-21</i>	<i>\$850,000</i>
<i>Ellersdale Park Clubroom</i>	<i>Toilets; changerooms; general.</i>	<i>16</i>	<i>N/A</i>	<i>2021-22</i>	<i>\$850,000</i>
<i>Padbury Hall</i>	<i>Heating/ cooling; power upgrade; storage.</i>	<i>17</i>	<i>N/A</i>	<i>2022-23</i>	<i>\$500,000</i>

<i>Building</i>	<i>Critical works</i>	<i>Priority</i>	<i>Year currently listed</i>	<i>Proposed year</i>	<i>Estimate amount</i>
Woodvale Community Care Centre	Kitchen; storage; windows.	18	2017-18	2023-24	\$300,000
Connolly Community Centre	Kitchen.	19	2017-18	2023-24	\$250,000
Sub total – Percy Doyle buildings					\$5,765,147
Sub total – other buildings					\$5,195,643
Total					\$10,960,790

- 2 REQUESTS the Chief Executive Officer to undertake further discussions with the Undercroft Bridge Club to discuss the options for a possible extension to the Undercroft Bridge Clubroom and provide a report back to the Capital Works Committee.

RECOMMENDATION

That Council:

- 1 AGREES that the priority list and budget years for future community facility refurbishment projects as outlined in Report CJ061-04/15 and the table below, will be used as a guide in the development of the City's future Five Year Capital Works Program and 20 Year Strategic Financial Plan:**

Building	Critical works	Priority	Year currently listed	Proposed year	Estimate amount
Timberlane Park Clubrooms	Toilets; changerooms; storerooms; general.	1	2015-16	No change	\$845,643
Kingsley Memorial Clubrooms	Kitchen; toilets; changerooms; storerooms; general.	2	2015-16	No change	\$650,000
Undercroft Bridge Clubroom	Kitchen; toilets.	3	N/A	2016-17	\$232,900
Duncraig Library	Customer service circulation desk.	4	N/A	2016-17	\$82,200
Flinders Park Community Hall	Kitchen; toilets; flooring; storage.	5	2016-17	No change	\$450,000
Sorrento Tennis Clubrooms	Toilets; changerooms; paving; storeroom; general.	6	N/A	2017-18	\$521,115
Duncraig Leisure Centre	Roof; changerooms; entrance; heating/cooling.	7	N/A	2017-18	\$822,000
Warrandyte Park Clubroom	Heating/ cooling; power upgrade.	8	N/A	2017-18	\$250,000

Building	Critical works	Priority	Year currently listed	Proposed year	Estimate amount
Sorrento Football (soccer) Clubrooms	Kitchen; toilets; HVAC systems; internal lighting; storage; changerooms; general.	9	N/A	2018-19	\$517,532
Sorrento Bowling Clubrooms	Kitchen; general.	10	N/A	2018-19	\$137,000
Windermere Park Clubrooms	Heating/ cooling; power upgrade.	11	N/A	2018-19	\$250,000
Mildenhall	Kitchen; toilets; roof.	12	N/A	2019-20	\$369,900
Duncraig Community Centre	Kitchen; toilets.	13	N/A	2019-20	\$232,900
Percy Doyle Reserve Oval Floodlighting	Soccer and AFL.	14	N/A	2020-21	\$2,849,600
MacNaughton Park Clubroom	Kitchen; changerooms; general.	15	2018-19	2020-21	\$850,000
Ellersdale Park Clubroom	Toilets; changerooms; general.	16	N/A	2021-22	\$850,000
Padbury Hall	Heating/ cooling; power upgrade; storage.	17	N/A	2022-23	\$500,000
Woodvale Community Care Centre	Kitchen; storage; windows.	18	2017-18	2023-24	\$300,000
Connolly Community Centre	Kitchen.	19	2017-18	2023-24	\$250,000
Sub total – Percy Doyle buildings					\$5,765,147
Sub total – other buildings					\$5,195,643
Total					\$10,960,790

- 2 REQUESTS the Chief Executive Officer to undertake further discussions with the Undercroft Bridge Club to discuss the options for a possible extension to the Undercroft Bridge Clubroom and provide a report back to the Capital Works Committee.

Appendix 11 refers

To access this attachment on electronic document, click here: [Attach11brf140415.pdf](#)

11 URGENT BUSINESS**12 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN****NOTICE OF MOTION – CR JOHN CHESTER – CONTROL OF FERAL BIRDS – [22870]**

In accordance with Clause 4.6 of the City of Joondalup *Meeting Procedures Local Law 2013*, Cr John Chester has given notice of his intention to move the following Motion at the Council meeting to be held on Tuesday 21 April 2015:

“That Council REQUESTS the Chief Executive Officer prepare a report on how the City of Joondalup might engage with adjoining local governments and appropriate State agencies to control the every-increasing number of feral birds, specifically corellas and rainbow lorikeets, which, by occupying limited nesting sites throughout the City, threaten the survival of our native birds.”

Reason for Motion

In recent years the numbers of non-endemic corellas and rainbow lorikeets have built up to such a level that they are now a noise nuisance for local residents and leave droppings on shoppers' cars where hundreds of birds roost permanently in trees at car parks (for example Carine Glades Shopping Centre).

More importantly, by occupying limited nesting sites, these introduced birds are driving local species, such as ring-necked parrots (“twenty eights”), red-capped parrots and possibly even Carnaby's Black Cockatoos, to extinction in the metropolitan area.

Since the problem is widespread throughout the northern suburbs, a possible approach to deal with the issue would be for the City of Joondalup to engage with adjoining local governments (Cities of Wanneroo and Stirling) and State agencies in a concerted and unified effort to control increasing feral bird numbers.

Officer's Recommendation

A report can be prepared.

13 ANNOUNCEMENTS OF NOTICES OF MOTION FOR THE NEXT MEETING

14 CLOSURE



**DECLARATION OF
FINANCIAL INTEREST/PROXIMITY INTEREST/INTEREST THAT MAY
AFFECT IMPARTIALITY**

**To: CHIEF EXECUTIVE OFFICER
CITY OF JOONDALUP**

Name/ Position	
Meeting Date	
Item No/ Subject	
Nature of Interest	Financial Interest * Proximity Interest* Interest that may affect impartiality* * Delete where not applicable
Extent of Interest	
Signature	
Date	

Section 5.65(1) of the *Local Government Act 1995* states that:

“A member who has an interest in any matter to be discussed at a Council or Committee meeting that will be attended by that member must disclose the nature of the interest:

- (a) in a written notice given to the CEO before the meeting; or*
- (b) at the meeting immediately before the matter is discussed.*



**QUESTION TO BE ASKED AT
BRIEFING SESSION/COUNCIL MEETING**

TITLE <i>(Mr/Mrs/Ms/Dr)</i>	FIRST NAME	SURNAME	ADDRESS

QUESTIONS

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Please submit this form at the meeting or:

- **post** to The Chief Executive Officer, City of Joondalup, P O Box 21, Joondalup WA 6919
- **email** to council.questions@joondalup.wa.gov.au

Please note that:

- Questions asked at a **Briefing Session** must relate to matters contained on the draft agenda.
- Questions asked at a **Council meeting** can relate to matters that affect the operations of the City of Joondalup.
- Questions asked at a **Special Meeting of the Council** must relate to the purpose for which the meeting has been called



**STATEMENT TO BE MADE AT
BRIEFING SESSION/COUNCIL MEETING**

TITLE <i>(Mr/Mrs/Ms/Dr)</i>	FIRST NAME	SURNAME	ADDRESS

STATEMENT

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Please submit this form at the meeting or:

- **post** to The Chief Executive Officer, City of Joondalup, P O Box 21, Joondalup WA 6919
- **email** to council.questions@joondalup.wa.gov.au

Please note that:

- Statements made at a **Briefing Session** must relate to matters contained on the draft agenda.
- Statements made at a **Council meeting** can relate to matters that affect the operations of the City of Joondalup.
- Statements made at a **Special Meeting of the Council** must relate to the purpose for which the meeting has been called

