

minutes

Finance Committee

MEETING HELD ON **MONDAY 2 OCTOBER 2017**

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CITY OF JOONDALUP

MINUTES OF THE FINANCE COMMITTEE MEETING HELD IN CONFERENCE ROOM 2, JOONDALUP CIVIC CENTRE, BOAS AVENUE, JOONDALUP ON MONDAY 2 OCTOBER 2017.

ATTENDANCE

Committee Members

Cr Tom McLean, JP	<i>Presiding Member</i>	
Mayor Troy Pickard		<i>from 5.51pm</i>
Cr Philippa Taylor	<i>Deputy Presiding Member</i>	
Cr Liam Gobbert	<i>Deputising for Cr Poliwka</i>	<i>from 6.00pm</i>
Cr Mike Norman		
Cr John Logan		

Officers

Mr Garry Hunt	Chief Executive Officer	<i>from 5.53pm</i>
Mr Mike Tidy	Director Corporate Services	
Mr Nico Claassen	Director Infrastructure Services	
Mrs Gwen Boswell	Senior Projects Officer	
Mrs Lesley Taylor	Governance Officer	
Mrs Sinead McCarthy	Governance Officer	

DECLARATION OF OPENING

The Presiding Member declared the meeting open at 5.47pm.

DECLARATIONS OF INTEREST

Nil.

APOLOGIES/LEAVE OF ABSENCE

Apology:

Cr Russell Poliwka.

Leave of Absence Previously Approved:

Cr Sophie Dwyer 23 September to 8 October 2017 inclusive;
Cr Nige Jones 25 September to 11 October 2017 inclusive.

CONFIRMATION OF MINUTES

MINUTES OF THE FINANCE COMMITTEE HELD ON 7 AUGUST 2017.

MOVED Cr Norman **SECONDED** Cr Logan that the minutes of the meeting of the Finance Committee held on 7 August 2017 be confirmed as a true and correct record.

The Motion was Put and

CARRIED (4/0)

In favour of the Motion: Crs McLean, Logan, Norman and Taylor.

ANNOUNCEMENTS BY THE PRESIDING MEMBER WITHOUT DISCUSSION

Nil.

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

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

PETITIONS AND DEPUTATIONS

Nil.

REPORTS**ITEM 1 UPDATE ON THE 2017-18 CAPITAL WORKS PROGRAM**

WARD	All
RESPONSIBLE DIRECTOR	Mr Nico Claassen Infrastructure Services
FILE NUMBER	105564, 101515
ATTACHMENT	Attachment 1 Capital Works Project Report 2017-18
AUTHORITY / DISCRETION	Information - includes items provided to Council for information purposes only that do not require a decision of Council (that is for 'noting').

PURPOSE

For the Finance Committee to note the update on the *2017-18 Capital Works Program*.

EXECUTIVE SUMMARY

The Capital Works Project Report for the 2017-18 program as at 31 August 2017 is attached (Attachment 1 refers).

It is therefore recommended that the Finance Committee NOTES the report on the Capital Works Projects for 2017-18 as at 31 August 2017 forming Attachment 1 to this Report.

BACKGROUND

At its meeting held on 3 November 2015 (JSC02-11/15 refers), Council resolved, in part to:

“2 *ESTABLISH a Finance Committee to:*

- 2.1 *oversee the progress of the City’s annual capital works program and review of the City’s Five Year Capital Works Program;*
- 2.2 *make recommendations to Council on modifications of capital works projects outside those projects of the Major Projects Committee;*
- 2.3 *make recommendations to Council on the services to be provided by the City and the standards of service delivery being cognisant of industry best practice;”.*

DETAILS

The Capital Works Project Report for the 2017-18 program as at 31 August 2017 is provided in Attachment 1 to this Report.

Issues and options considered

Not applicable.

Legislation / Strategic Community Plan / policy implications**Legislation**

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

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

Strategic Community Plan**Key theme**

Financial Sustainability.

Objective

Major project delivery.

Strategic initiative

Not applicable.

Policy

Not applicable.

Risk management considerations

Not applicable.

Financial / budget implications

Not applicable.

Regional significance

Not applicable.

Sustainability implications

Not applicable.

Consultation

Not applicable.

COMMENT

The Capital Works Project Report for the 2017-18 program provides an update on the capital works activities undertaken as at 31 August 2017.

VOTING REQUIREMENTS

Simple Majority.

MOVED Cr Norman, SECONDED Cr Taylor that the Finance Committee NOTES the report on the Capital Works Projects for 2017-18 as at 31 August 2017 forming Attachment 1 to this Report.

The Motion was Put and

CARRIED (4/0)

In favour of the Motion: Crs McLean, Logan, Norman and Taylor.

Appendix 1 refers

To access this attachment on electronic document, click here: [Attach1agnFIN171002.pdf](#)

Project Code	Project Description
FNM2054	Whitfords Nodes Hillarys Lookout Stairway.
MPP2047	Penistone Park Facility Redevelopment.
MPP2063	Percy Doyle Tennis Clubrooms Refurbishment.
MPP2064	Percy Doyle Soccer Clubrooms Refurbishment.
PDP2256	MacDonald Park Landscape Masterplan.
PDP2272	Parin Pioneer Park Development.
RDC2018	Whitfords Avenue Upgrades.
RDC2019	Burns Beach Road / Joondalup Drive Roundabout.
SSE2057	<i>Leafy City Program.</i>
STL2003	Joondalup City Centre Lighting.
STL2048	Warrandyte Park Flood Lighting Upgrade.

DETAILS

A summary of the projects and their current status is detailed in the bi-monthly project reports forming Attachments 1-10 to this Report.

The following project which required a bi-monthly project report is currently in the development phase and a status report is not available at this time.

- Parin Pioneer Park Development.

Issues and options considered

Not applicable.

Legislation / Strategic Community Plan / policy implications

Legislation

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

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

Strategic Community Plan

Key theme

Financial Sustainability.

Objective

Major project delivery.

Strategic initiative

Not applicable.

Policy

Not applicable.

Risk management considerations

Not applicable.

Financial / budget implications

Not applicable.

Regional significance

Not applicable.

Sustainability implications

Not applicable.

Consultation

Not applicable.

COMMENT

The attached capital works project reports provide an update on the activities undertaken in the last two months.

VOTING REQUIREMENTS

Simple Majority.

MOVED Cr Logan, SECONDED Cr Taylor that the Finance Committee NOTES the bi-monthly capital works project reports forming Attachments 1 to 10 to this Report.

The Motion was Put and

CARRIED (4/0)

In favour of the Motion: Crs McLean, Logan, Norman and Taylor.

Mayor Pickard entered the room at 5.51pm.

Appendix 2 refers

To access this attachment on electronic document, click here: [Attach2agnFIN171002.pdf](#)

ITEM 3 IMPACT ON 20 YEAR STRATEGIC FINANCIAL PLAN OF REPORTS TO COUNCIL – JULY 2017 TO SEPTEMBER 2017

WARD	All
RESPONSIBLE DIRECTOR	Mr Mike Tidy Corporate Services
FILE NUMBER	106869
ATTACHMENT	Attachment 1 <i>Impact on 20 Year Strategic Financial Plan of Reports to Council – July 2017 to September 2017</i>
AUTHORITY / DISCRETION	Information - includes items provided to Council for information purposes only that do not require a decision of Council (that is for 'noting').

PURPOSE

To advise the Finance Committee on the impacts to the *20 Year Strategic Financial Plan* (20 Year SFP) of reports approved by Council for the period July 2017 to September 2017.

EXECUTIVE SUMMARY

A new quarterly report was introduced in July 2014 as part of the Chief Executive Officer's (CEO) Key Performance Indicators. This report is first quarterly report for 2017-18. The intention is to provide progressive updates between annual reviews of the 20 Year SFP by summarising the impacts on the 20 Year SFP of reports presented to Council.

This report covers Quarter 1 (July 2017 to September 2017). There are four reports: Prince Regent Park proposed redevelopment (CJ140-08/17 refers), Sorrento Bowling Club / Dun Craig Leisure Centre refurbishments (CJ142-08/17 refers), Tender for refurbishment of Sorrento Soccer Clubroom (CJ152-09/17 refers) and floodlighting upgrade to Kingsley Park (CJ156-08/17 refers) that overall have a benefit of \$1.8 million.

It is therefore recommended that the Finance Committee NOTES four reports were considered by Council in the period July 2017 to September 2017 that had an estimated net benefit over the life of the 20 Year Strategic Financial Plan of \$1.8 million.

BACKGROUND

A new quarterly report was introduced in July 2014 as part of the Chief Executive Officer's (CEO) Key Performance Indicators. This report is the first quarterly report for 2017-18. The intention is to provide progressive updates between annual reviews of the 20 Year SFP by summarising the impacts on the SFP of reports presented to Council.

The SFP is a long-term planning tool and evaluating impacts which are minor is of little relevance therefore a minimum threshold has been applied where an impact of less than \$50,000 is not reported. The threshold of \$50,000 results in many of the reports being outside the scope of this analysis, as they have a relatively small amount (for example planning fees) or have no financial impact at all. Consequently, most of the reports presented to Council have no impact on the 20 Year SFP.

DETAILS

Attachment 1 provides details of four reports between July 2017 and September 2017 that have an overall benefit of \$1.8 million as follows:

- Prince Regent Park proposed redevelopment (CJ140-08/17 refers), an overall benefit of \$0.8 million;
- Community Facility Refurbishment Projects (Sorrento Bowling Club and Duncraig Leisure Centre) benefit of \$1.1 million (CJ142-08/17 refers);
- Tender for Refurbishment of Sorrento Soccer Clubroom (CJ152-09/17 refers) a cost of (\$0.2 million);
- Community Sporting and Recreation Facilities Fund application for floodlighting upgrade to Kingsley Park (CJ156-08/17 refers) a benefit of \$0.1 million.

With regards the table in Attachment 1, please note that the impacts have been categorised as follows:

- \$1.8 million commitments made by Council.
- \$0.0 million other impacts including amounts that were informed by other bodies, or potential impacts for reports that have been noted, without a firm commitment having been made yet.
- The 20 Year SFP Impact is based on the following:
 - Total estimated cash flows up to 2035-36.
 - Includes inflation.
 - Includes all whole-of-life costs such as capital expenditure, operating expenses, operating income, reserves, borrowings, interest payments and earnings on cash held.

As a result of calculating the impacts up to 2035-36 for total cash, the impact for each report is higher than the initial impact.

Issues and options considered

The 20 Year SFP was last adopted by Council in June 2016 for the years 2015-16 to 2034-35, however most of the assumptions have been updated and the plan is mostly obsolete. The draft 20 Year SFP 2016-17 to 2035-36 was presented to the Finance Committee in August 2017, but was not endorsed at the time pending a review of the funding of major projects and a review of the operating deficit. Although the draft 20 Year SFP 2016-17 was not endorsed it remains the most up-to-date plan for reference purposes as it includes the most up-to-date economic assumptions, and includes the adopted 2017-18 budget and adopted five-year capital works program 2017-18 to 2021-22. For the purposes of assessing the impact on the 20 Year SFP of reports approved by Council it is therefore necessary to refer to the draft 20 Year SFP 2016-17 to 2035-36, rather than the Adopted SFP 2015-16 to 2034-35.

When the 20 Year SFP is next updated the decisions by Council as listed in Attachment 1 will be used to update the plan.

Legislation / Strategic Community Plan / policy implications**Legislation**

Local Government Act 1995.

Section 5.56 of the *Local Government Act 1995* provides that:

“(1) A local government is to plan for the future of the district.”

Strategic Community Plan**Key theme**

Financial Sustainability.

Objective

Effective management.

Strategic initiative

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

Policy

Not applicable.

Risk management considerations

The 20 Year SFP is based on many assumptions. There is a risk that those assumptions may not come to pass, however, it is a planning tool and the City is not committed to anything in the plan by virtue of endorsing it. Periodic review and continual update of the plan will ensure that it remains a relevant and useful document to manage the City's financial affairs into the future.

Financial / budget implications

The impact to the City up to 2035-36 of the reports approved between July 2017 and September 2017 is estimated to be a benefit of \$1.8 million. This impact is the total change in cash at the end of 2035-36.

Regional significance

Not applicable.

Sustainability implications

Not applicable.

Consultation

Not applicable.

COMMENT

This report provides a further enhancement to the long-term financial sustainability by the City by providing a progressive update on the impacts on the 20 Year SFP of Council decisions.

VOTING REQUIREMENTS

Simple Majority.

The Chief Executive Officer entered the room at 5.53pm.

MOVED Cr Taylor, **SECONDED** Cr Norman that the Finance Committee **NOTES** four reports were considered by Council in the period July 2017 to September 2017 that had an estimated net benefit over the life of the *20 Year Strategic Financial Plan* of \$1.8 million.

The Motion was Put and

CARRIED (5/0)

In favour of the Motion: Cr McLean, Mayor Pickard, Crs Logan, Norman and Taylor.

Appendix 3 refers

To access this attachment on electronic document, click here: [Attach3agnFIN171002.pdf](#)

ITEM 4 CHICHESTER PARK, WOODVALE - PROPOSED REDEVELOPMENT

WARD	Central
RESPONSIBLE DIRECTOR	Mr Mike Tidy Corporate Services
FILE NUMBER	00428, 03179, 101515
ATTACHMENT	Attachment 1 Chichester Park aerial map Attachment 2 Chichester Park existing clubroom floor plan Attachment 3 Community consultation report of findings
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 results of the community consultation undertaken for the proposed redevelopment of Chichester Park, Woodvale and to seek endorsement to progress to the concept design stage of the project.

EXECUTIVE SUMMARY

Chichester Park located on Trappers Drive, Woodvale is classified as a district park and includes two active sport playing fields (north and south), a clubroom, floodlighting, car parking and a playground. As a district park, the ovals and infrastructure service the local area and several surrounding suburbs. Currently five sporting clubs hire the ovals and the clubroom.

The clubroom was constructed in 1992 and consists of a small meeting room, kitchen, toilets, change rooms and user group storage. In 2008-09 the facility was refurbished with a new kitchen, change rooms, painting and user group storage.

As part of the 2014 Active Reserve and Community Facility Review, the City identified Chichester Park as the next redevelopment project to be undertaken due to the existing clubroom facility's functionality, size, layout and location issues.

Due to the identified challenges, it is proposed that a new community sporting facility is developed at Chichester Park and the existing car parking provisions and drainage issues on the southern playing field are investigated as part of the project.

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

Community consultation was undertaken from Monday 24 July to Monday 21 August 2017. The City received 95 valid responses. Respondents were asked to indicate their support for the following redevelopment works:

- Redevelopment of the existing clubroom facility into a new multi-purpose community sporting facility (91.6% support, 6.3% oppose and 2.2% unsure / no response)¹.
- Investigation of car parking provisions (91.6% support, 4.2% oppose and 4.3% unsure / no response)¹.
- Investigation of drainage issues on the southern playing field (96.8% support, 1.1% oppose and 2.2% unsure / no response)¹.

¹ Due to rounding, total percent may not equal exactly 100%.

Given the support from the community, it is proposed to progress to the next stage of the project which is to undertake concept design and cost estimates. A report will then be presented to Council providing this information and seek direction on progressing the project to further community consultation for feedback on the concept design.

It is therefore recommended that Council:

- 1 *NOTES the findings of the community consultation undertaken for the proposed redevelopment of Chichester Park;*
- 2 *REQUESTS the Chief Executive Officer to arrange the concept design and cost estimates for the proposed redevelopment of Chichester Park including the following:*
 - 2.1 *redevelopment of the existing clubroom into a new community sporting facility;*
 - 2.2 *investigation of car parking provisions;*
 - 2.3 *investigation of drainage issues on the southern playing field;*
- 3 *NOTES that the concept design will give consideration to the comments from the community consultation and that a report will be presented to Council providing this information and seek direction on progressing the project to further community consultation.*

BACKGROUND

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

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

The clubroom (Attachment 2 refers) was constructed in 1992 and consists of a small meeting room, kitchen, toilets, change rooms and user group storage. In 2008-09 the facility was refurbished with a new kitchen, change rooms, painting and user group storage. The current size, location and layout of the existing facility is considered poor and it is not well utilised.

The northern playing field is used by the adjacent school (North Woodvale Primary School) as part of a “shared use” agreement with the City. The southern playing field is one of the most heavily utilised sporting grounds in the City. It is used predominantly for soccer, with the ability to hold three soccer pitches. There are drainage issues on the southern playing field during winter which impact sporting club usage of the area.

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

There are no annual hire groups of the existing facility (due to the size, location and layout issues). There are five sporting clubs with over 1,800 registered members that currently use Chichester Park:

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

The City first identified the need to redevelop Chichester Park in 2010 and allocated funds within the *20 Year Strategic Financial Plan* for the project. At its meeting held on 15 July 2014 (CJ116-07/14 refers), Council considered the 2014 Active Reserve and Community Facility Review report and a list of redevelopment projects with a recommended priority order which was agreed to be used in the development of the City’s future *Five Year Capital Works Program* and *20 year Strategic Financial Plan*. The Chichester Park project was listed as the next redevelopment project to be undertaken.

At its meeting held on 18 April 2017 (CJ063-04/17 refers), Council agreed to commence the project and requested community consultation be undertaken to determine the level of support for the redevelopment of Chichester Park. It was also noted that a further report would then be presented outlining the results of the consultation and seek direction on progressing the project.

DETAILS

Community consultation for the proposed redevelopment of Chichester Park was undertaken from Monday 24 July to Monday 21 August 2017. The results of the community consultation have been provided in the consultation section of this Report.

Issues and options considered

It is considered that Council has two options, to either agree or not to agree to progress the project. If Council agrees to progress the project, the City will undertake concept design and cost estimates. A report will then be presented to Council providing this information and seek direction on progressing the project to further community consultation for feedback on the concept design. If Council chooses not to progress the project, Chichester Park user groups will continue to operate at the existing clubroom facility.

Legislation / Strategic Community Plan / policy implications

Legislation Not applicable.

Strategic Community Plan

Key theme Community Wellbeing.

Objective Quality facilities.

Strategic initiative

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

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

Risk management considerations

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

Financial / budget implications

Currently \$3 million has been listed from 2018-19 to 2020-21 of the City's *Five Year Capital Works Program* for the redevelopment of Chichester Park. Construction is proposed to be undertaken in 2020-21, with detailed design and forward works to be undertaken in the two years prior. The budget is based on potential project costs only as scoping, concept design and cost estimates have not been undertaken.

Current financial year impact

Account no.	MPP2058.
Budget Item	Chichester Park redevelopment project.
Budget amount	\$3,000,000 2018-19 to 2020-21.
Amount spent to date	\$0.
Proposed cost	\$100,000 2018-19. \$900,000 2019-20. \$2,000,000 2020-21.
Balance	\$0.

Future financial year impact

Annual operating cost The annual operating cost for Chichester Park and the clubroom is approximately \$178,000 per annum (2017-18 budget). It is unknown at this early stage in the project if the operating expenses will increase or decrease as a result of the project. If the project progresses, as further details of the proposed development are determined, the impact on the annual operating costs can be estimated.

Estimated annual income The annual income for Chichester Park and the clubroom is approximately \$30,000 per annum (2017-18 budget). It is unknown at this early stage in the project if the operating income will increase or decrease as a result of the project. If the project progresses, as further details of the proposed development are determined, the impact on the annual income can be estimated.

Capital replacement The capital replacement cost is unknown at this early stage in the project. If the project progresses, as further details of the proposed development are determined, the capital replacement cost can be estimated.

20 Year Strategic Financial Plan impact The draft *20 Year Strategic Financial Plan (2017)* includes \$3 million for this project. It is estimated that \$650,000 may be funded from grants, with the remaining \$2.35 million funded by the City (\$650,000 from loan and \$1.7 million from reserve).

All amounts quoted in this report are exclusive of GST.

Regional significance

Not applicable.

Sustainability implications

Environmental

All facility redevelopment projects are planned to reduce the impact of the carbon footprint and consider environmental sustainability design features where possible within the project budget.

Social

The project has included consultation with existing user groups and the local wider community to ensure that feedback received represents their diverse needs. It is expected that if the redevelopment works are undertaken, the project will lead to higher utilisation rates of the facility. Furthermore, any development at the site will consider access and inclusion principles and will aim to enhance the amenity of the public space.

Economic

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

Consultation

Community consultation was conducted from Monday 24 July to Monday 21 August 2017 in accordance with the City's *Community Consultation and Engagement Policy and Protocol*. Targeted consultation was undertaken with residents living within 500 metres of Chichester Park and other key stakeholders such as the local Residents Association, nearby primary school and sporting clubs using the park. In addition, consultation documentation was available on the City's website for any other interested community members to make comment. The consultation was advertised through the following methods:

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

The aim of the community consultation was to determine the level of support for the following components of the proposed development:

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

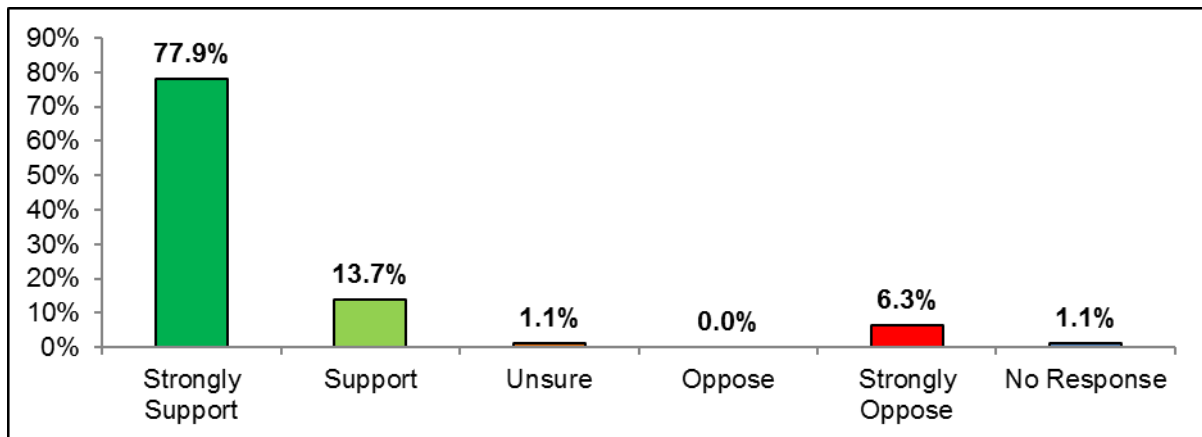
Consultation results

The City received 95 valid responses during the consultation period (Attachment 3 refers). A summary of some of the demographic data is as follows:

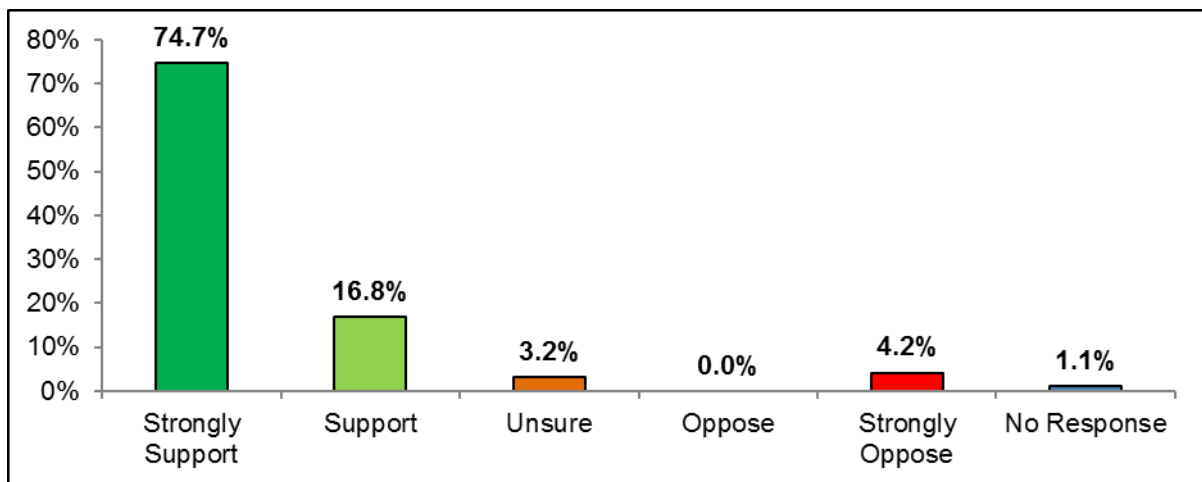
- Majority of respondents were aged 25-34 (30.8%) and 35–49 (34%).
- 54.5% use Chichester Park for organised sport or recreation, 36.4% for informal sport or recreation, while 1.8% do not use the park but are interested in the project.
- 53.1% of respondents were affiliated with Kingsley Senior Soccer Club while 22.4% indicated that they were not affiliated with any of the clubs / groups listed.

Respondents were asked to provide their level of support for each proposed component of the project. The following charts summarise the responses received:

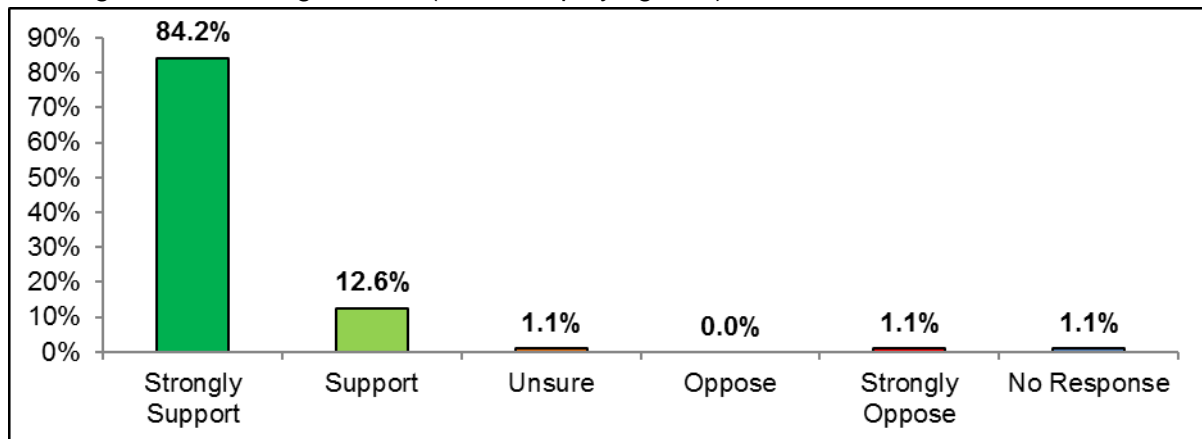
New community sporting facility¹:



Investigations of car parking provisions¹:



Investigation of drainage issues (southern playing field)¹:



¹ Due to rounding, total percent may not equal exactly 100%.

Additional Comments

Respondents who indicated that they opposed or strongly opposed the components of the redevelopment were asked to indicate their reasons. Of the minimal amount of opposition (total of six respondents), the three most common reasons provided were related to wanting the funds spent elsewhere (total = four), too many park users (total = three) and concerns for anti-social behaviour (total = three).

In addition, respondents were asked if they had any additional comments regarding the proposed development. A total of 109 comments were received and common themes included:

- Support for the proposal in general (total = 24).
- Concerns of parking and pedestrian safety issues (total = nine).
- Requested additional infrastructure such as BBQ and drink fountain (total = seven).

COMMENT

The City identified Chichester Park as the next redevelopment project to be undertaken due to the existing clubroom facility's functionality, size, layout and location issues and several challenges that have been identified in relation to the site.

The park is one of eight district level parks within the City and its infrastructure supports five sporting clubs with over 1,800 registered members. Given the support from the community, it is proposed to progress to the next stage of the project which is to undertake concept design and a cost estimate. A report will then be presented to Council providing this information and seek direction on progressing the project to further community consultation for feedback on the concept design.

If the project is endorsed to progress, the concept design will consider the additional feedback / comments received as part of the community consultation in conjunction with the proposed scope, the City's *Parks and Public Open Spaces Classification Framework*, environmentally sustainable design features (where possible), access and inclusion principles and 'Designing Out Crime' planning guidelines.

VOTING REQUIREMENTS

Simple Majority.

Cr Gobbert entered the room at 6.00pm.

MOVED Cr Norman, SECONDED Mayor Pickard that Council:

- 1 NOTES the findings of the community consultation undertaken for the proposed redevelopment of Chichester Park;**
- 2 REQUESTS the Chief Executive Officer to arrange the concept design and cost estimates for the proposed redevelopment of Chichester Park including the following:**
 - 2.1 redevelopment of the existing clubroom into a new community sporting facility;**
 - 2.2 investigation of car parking provisions;**
 - 2.3 investigation of drainage issues on the southern playing field;**
- 3 NOTES that the concept design will give consideration to the comments from the community consultation and that a report will be presented to Council providing this information and seek direction on progressing the project to further community consultation.**

The Motion was Put and

CARRIED (6/0)

In favour of the Motion: Cr McLean, Mayor Pickard, Crs Gobbert, Logan, Norman and Taylor.

Appendix 4 refers

To access this attachment on electronic document, click here: [Attach4agnFIN171002.pdf](#)

ITEM 5 STATUS REPORT ON CITY FREEHOLD PROPERTIES PROPOSED FOR DISPOSAL AND A PROPOSED CROWN LAND ACQUISITION

WARD	All
RESPONSIBLE DIRECTOR	Mr Garry Hunt Office of the CEO
FILE NUMBER	63627, 101515
ATTACHMENTS	Attachment 1 Lot 2 (20) Kanangra Crescent, Greenwood Attachment 2 Lot 803 (15) Burlos Court, Joondalup Attachment 3 Lot 1001 (14) Camberwarra Drive, Craigie Attachment 4 Lot 12223 (12) Blackwattle Parade, Padbury
AUTHORITY / DISCRETION	Executive - The substantial direction setting and oversight role of Council, such as adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.

PURPOSE

For the Finance Committee to note the progress towards the disposal of a number of City owned freehold properties and the proposed acquisition of a Crown land community purpose reserve.

EXECUTIVE SUMMARY

The City's freehold land disposal project initially included 14 sites with two sites being withdrawn from consideration. Nine sites have now been sold with Table 1 below indicating the sales proceeds achieved to-date.

At its meeting held on 13 December 2016 (CJ234-12/16 refers) Council resolved to authorise the Chief Executive Officer to take the then four remaining properties to public auction. Based on the prevailing property market conditions, the CEO sought the opinion of a property expert who advised to take one property to auction only. The selected property was Lot 900 (57) Marri Road, Duncraig which was disposed of by auction on 19 July 2017, above the reserve price, with settlement taking place on 19 August 2017.

The Finance Committee noted at its meeting held on 7 August 2017, that of the three remaining sites available for disposal being - Lot 2 (20) Kanangra Crescent, Greenwood, Lot 803 (15) Burlos Court, Joondalup and Lot 1001 (14) Camberwarra Drive, Craigie – it was proposed to take Lot 803 (15) Burlos Court, Joondalup and Lot 1001 (14) Camberwarra Drive, Craigie to auction during November 2017. In the interim, the City has been approached by the Patricia Giles Centre Incorporated (PGC) which is a not-for-profit organisation that among the other services it provides, offers safe crisis accommodation and counselling for women and children affected by domestic violence. The location of the PGC is adjacent to Lot 803 (15) Burlos Court, Joondalup therefore the PGC has requested that the

City defer the sale of Lot 803 in order that they have the time to present a proposal to the City for its purchase.

Regarding the City's acquisition of Lot 12223 (12) Blackwattle Parade, Padbury, recent advice from the Department of Planning, Lands and Heritage (DPLH) is that the organisation of the required access easement has progressed to a point that a contract of sale can now be prepared for the City's execution. Additionally, at its meeting held on 19 September 2017 (CJ146-09/17 refers), Council supported Amendment No. 87 to rezone the site from 'Civic and Cultural' to 'Commercial'.

Table 2 of this Report provides a summarised account of the progress towards the disposal of the remaining freehold sites and the acquisition of Lot 12223 (12) Blackwattle Parade, Padbury.

It is therefore recommended that the Finance Committee:

- 1 *NOTES that the public auction of Lot 803 (15) Burlos Court, Joondalup will be deferred until a proposal to be received from the Patricia Giles Centre Incorporated for the purchase of the site has been assessed;*
- 2 *NOTES that actions have commenced to take Lot 1001 (14) Camberwarra Drive, Craigie to auction;*
- 3 *NOTES a further status report on the progress of the City's proposed disposal of freehold land and proposed acquisition of a Crown land site will be submitted to the next Finance Committee meeting at a date to be determined.*

BACKGROUND

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

Table 1 indicates the nine sites that have sold to-date.

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

Table 1 (GST exclusive)

Property	Date Sold	Sale Price
Lot 200 (18) Quilter Drive, Duncraig.	March 2013	\$1,350,000
Lot 766 (167) Dampier Avenue, Kallaroo.	March 2013	\$1,055,000
Lot 147 (25) Millport Drive, Warwick.	March 2013	\$1,340,000
Lot 613 (11) Pacific Way, Beldon.	March 2013	\$ 700,000
Lot 671 (178) Camberwarra Drive, Craigie.	March 2013	\$ 828,000
Part Lot 702 (11) Moolanda Boulevard, Kingsley.	August 2015	\$1,050,000
Lot 745 (103) Caridean Street, Heathridge.	December 2015	\$ 874,000
Lot 23 (77) Gibson Avenue, Padbury	December 2016	\$1,800,000
Lot 900 (57) Marri Road, Duncraig	July 2017	\$1,030,000
	TOTAL	\$10,027,000

At its meeting held on 13 December 2016 (CJ234-12/16 refers) Council resolved in part the following:

- “1 *NOTES the status report on the progress of the City’s proposed disposal of five freehold land sites;*
- 2 *NOTES that Council authorised the Chief Executive Officer to dispose of Lot 803 (15) Burlos Court, Joondalup by public auction or private treaty, at its meeting held on 18 October 2016 (CJ167-10/16 refers);*
- 4 *AUTHORISES the Chief Executive Officer to dispose of the following sites by public auction:*
- 4.1 *Lot 2 (20) Kanangra Crescent, Greenwood;*
- 4.2 *Lot 900 (57) Marri Road, Duncraig;*
- 4.3 *Lot 1001 (14) Camberwarra Drive, Craigie;*
- 5 *NOTES that a further status report on the progress of the City’s proposed disposal of freehold land and proposed acquisition of a Crown land site will be submitted to a Finance Committee meeting in 2017, at a date to be determined.”*

DETAILS

Table 2

	Property Address	Land Disposals – Current Status
1	Lot 2 (20) Kanangra Crescent, Greenwood. Land Area: 3005m ² . Attachment 1 refers.	This site is ready for disposal, is zoned Residential with a restricted use to ‘Aged or Dependent Persons’ Dwellings’ and it has a density code of R40. At its meeting held on 13 December 2016 (CJ234-12/16 refers), Council authorised the CEO to dispose of this property by public auction. This site can be considered for disposal in the early part of 2018.

	Property Address	Land Disposals – Current Status
2	<p>Lot 803 (15) Burlos Court, Joondalup.</p> <p>Land Area: 4,410m².</p> <p>Attachment 2 refers.</p>	<p>This site is zoned Residential with a restricted use to 'Aged or Dependent Persons' Dwellings' and it has a density code of R60.</p> <p>Council declined all tenders received for the sale of Lot 803 (15) Burlos Court, Joondalup at its meeting held on 18 October 2016 (CJ167-10/16 refers) and authorised the CEO to dispose of the property by public auction, or private treaty which was planned to be in November 2017.</p> <p>During September 2017, the PGC which is a not-for-profit organisation that has an agreement with the Housing Authority who is the property owner of the adjacent site to Lot 803 to operate a women and children's crisis refuge. The PGC indicated that it had an interest in acquiring Lot 803 and therefore requested a deferment in the City's proposed auction of the site in November 2017 to enable it to contact its partners and develop a proposal to be submitted to the City for the site's purchase.</p> <p>In the email requesting the deferment, the PGC stated that as part of its overall business case assessment, the PGC intended to approach the Housing Authority and other not-for-profit groups in the hope of forming a partnership/s to build transitional houses for our women and children coming out of refuge, or in alignment with the land's current zoning, to construct an over-55s women's homeless shelter – for older women escaping family / elder abuse who the PGC advised is the largest growing co-hort of homelessness.</p> <p>A short deferment to the proposed auction appears to be reasonable given the benefits it may achieve and PGC will be requested to endeavour to provide a business case to the City during February 2018.</p>
3	<p>Lot 1001 (14) Camberwarra Drive, Craigie.</p> <p>Land Area: 2,055m².</p> <p>Attachment 3 refers.</p>	<p>At its meeting held on 13 December 2016 (CJ234-12/16 refers), Council authorised the CEO to dispose of this property by public auction and this is currently being organised.</p>

		Acquisition – Current Status
1	<p>Lot 12223 (12) Blackwattle Parade, Padbury</p> <p>Land Area: 3,332m².</p> <p>Attachment 4 refers.</p>	<p>At its meeting held on 24 June 2014 (CJ104-06/14 refers), Council accepted in-principle the DPLH's concessional purchase price of \$88,000 (exclusive of GST) subject to the outcome of a 30-day public advertising period. The DPLH advised the City during May 2016 that the Minister for Planning, Lands and Heritage (former Minister for Lands) had approved this acquisition.</p> <p>During this acquisition process, the DPLH advised that the Department of Planning's (DoP) support was required and the DoPs conditional support was provided. One of the DoPs conditions is that the future sale proceeds from this site are spent on community projects in line with the definition of "Community Purposes" under DPS2.</p> <p>The City's community consultation regarding this matter not only dealt with the proposed acquisition of the site, but the consideration of three capital improvement projects for the area. One of these options was Council's preferred project of the installation of traffic lights at the intersection of Walter Padbury Boulevard and Hepburn Avenue, Padbury.</p> <p>Advice from the DoP is that projects connected with parking, traffic and pedestrian issues were not considered to fall within the definition of "Community Purposes" under DPS2.</p> <p>On acquisition of the site, and in accordance with Council's resolution at its meeting held on 24 June 2014 (CJ104-06/14 refers), the City will seek clarification from the Minister for Planning, Lands and Heritage regarding the conditions provided to the City on how the disposal proceeds should be utilised.</p> <p>At its meeting held on 19 May 2015 (CJ082-05/15 refers), Council requested that an advocacy plan be developed. The purpose of the plan was to gain support from the relevant State Government departments to enable the future sale proceeds for this site to be utilised on the community's and Council's preferred project which is to install traffic lights at the intersection of Walter Padbury Boulevard and Hepburn Avenue, Padbury. This advocacy plan has been developed and will be implemented subsequent to the transfer of the site to the City.</p> <p>The outcome to the public advertising period on Amendment No. 87 to the City's <i>District Planning Scheme No. 2</i> to rezone Lot 12223 from 'Civic and Cultural' to 'Commercial,' was considered by Council at its meeting held on 19 September 2017 and approved (CJ146-09/17 refers). The amendment</p>

		Acquisition – Current Status
		<p>documents will now be forwarded to the Western Australian Planning Commission (WAPC) with an additional request that the WAPC considers the inclusion of Lot 12223 being zoned 'Commercial' in draft <i>Local Planning Scheme No. 3</i> should it be finalised prior to Amendment No. 87 being considered.</p> <p>The DPLH has recently advised that the easement agreement required on Lot 12223 to allow the adjacent shopping centre continued access to its service area has been referred to the Water Corporation for comments. This is due to the proposed access easement overlapping an existing Water Corporation easement. The DPLH has also advised that a contract of sale is currently being drafted which will be forwarded to the City for execution.</p> <p>The City is endeavouring to progress the remedial works that are required on the easement land with the strata owners of the adjacent shopping centre.</p>

Issues and options considered

As detailed in Table 2.

Multiple Dwellings

It is noted that currently where land is coded R40 or higher, there is the potential for multiple dwellings to be developed in accordance with the provisions of the *Residential Design Codes* (R-Codes). A multiple dwelling is basically defined as one dwelling vertically placed above another dwelling. It is not possible to determine the potential number of multiple dwellings that could be achieved on sites coded R40 or higher. The number of multiple dwellings possible is not directly controlled, rather the total amount of floor space is limited through plot ratio requirements based on the overall size of the lot/s.

Legislation/Strategic Community Plan/Policy Implications

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

Strategic Community Plan

Key theme Quality Urban Environment.

Objective Quality built outcomes.

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

Key theme Financial Sustainability.

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

Policy

- *Asset Management Policy.*
- *Sustainability Policy.*

Risk management considerations

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

It is possible that the reserve price as per the market valuations obtained may not be realised and the City needs to determine reserve prices below which it will not sell.

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

Financial / budget implications

Council has agreed that the proceeds from the sale of freehold land are to be transferred to the Joondalup Performing Arts and Cultural Facility Reserve Fund. The Reserve Fund currently holds an amount of \$12,258,984. This balance will be updated through the Mid-Year Review process to include proceeds from the disposal of Lot 23 (77) Gibson Avenue, Padbury and Lot 900 (57) Marri Road, Duncraig.

Proceeds achieved from the future sale of Lot 12223 (12) Blackwattle Parade, Padbury are required to be spent on capital / community projects in line with the definition of “Community Purposes” under DPS2.

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

Regional significance

Not applicable.

Sustainability implications

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

Concerning the freehold land disposal project to date, Council has supported the restricted use of aged or dependent persons’ dwellings providing alternative housing choices for the City’s ageing population. The sale proceeds from the eventual disposal of Lot 12223 (12) Blackwattle Parade, Padbury will be used for community projects.

Consultation

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

The statutory public advertising period of 42 days for amendments to DPS2 provides an opportunity for the community to make a submission on the future intent for the site on disposal.

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

COMMENT

A short delay to the auction of Lot 803 would appear to have little impact on the overall land disposal project and would allow PGC the time it needs to contact its partners and develop a business case for the purchase of Lot 803. The outcome could result in a 'win / win' situation for the PGC and its clients and the City if the PGC / partners purchased the site at market value. In the interim, the auction preparation process for Lot 1001 (14) Camberwarra Drive, Craigie has commenced.

Concerning the City's acquisition of Lot 12223 (12) Blackwattle Parade, the DPLH has advised that a contract of sale is being prepared for the City's execution. Council has supported the change of zoning to 'Commercial' and the Minister's decision is now awaited. The matter of the access easement both related to the associated legal deed and the necessary remedial works on the easement land continue to be progressed.

VOTING REQUIREMENTS

Simple Majority.

MOVED Cr Gobbert, SECONDED Cr Logan that the Finance Committee:

- 1 NOTES that the public auction of Lot 803 (15) Burlos Court, Joondalup will be deferred until a proposal to be received from Patricia Giles Centre Incorporated for the purchase of the site has been assessed;**
- 2 NOTES that actions have commenced to take Lot 1001 (14) Camberwarra Drive, Craigie to auction;**
- 3 NOTES a further status report on the progress of the City's proposed disposal of freehold land and proposed acquisition of a Crown land site will be submitted to the next Finance Committee meeting at a date to be determined.**

The Motion was Put and

CARRIED (6/0)

In favour of the Motion: Cr McLean, Mayor Pickard, Crs Gobbert, Logan, Norman and Taylor.

Appendix 5 refers

To access this attachment on electronic document, click here: [Attach5agnFIN171002.pdf](#)

URGENT BUSINESS

Nil.

MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil.

REQUESTS FOR REPORTS FOR FUTURE CONSIDERATION

Nil.

CLOSURE

There being no further business, the Presiding Member declared the meeting closed at 6.05pm; the following Committee Members being present at that time:

Cr Tom McLean, JP
Mayor Troy Pickard
Cr Philippa Taylor
Cr Liam Gobbert
Cr Mike Norman
Cr John Logan