

minutes

Major Projects Committee

MEETING HELD ON **MONDAY 4 APRIL 2016**

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CITY OF JOONDALUP

MINUTES OF THE MAJOR PROJECTS COMMITTEE MEETING HELD IN CONFERENCE ROOM 1, JOONDALUP CIVIC CENTRE, BOAS AVENUE, JOONDALUP ON MONDAY 4 APRIL 2016.

ATTENDANCE

Committee Members

Mayor Troy Pickard	<i>Presiding Member</i>	
Cr Kerry Hollywood	<i>Deputy Presiding Member</i>	<i>absent from 10.28pm to 10.30pm</i>
Cr Philippa Taylor	<i>Deputising for Cr Nige Jones</i>	
Cr Liam Gobbert		
Cr Mike Norman		
Cr John Chester		<i>absent from 9.25pm to 9.27pm</i>
Cr Sophie Dwyer	<i>Deputising for Cr Russ Fishwick, JP</i>	<i>absent from 8.32pm to 8.33pm to 10.45pm</i>

Officers

Mr Garry Hunt	Chief Executive Officer	<i>absent from 8.24pm to 8.25pm absent from 9.28pm to 9.29pm</i>
Mr Mark McCory	Acting Director Governance and Strategy	<i>to 8.42pm</i>
Mr Brad Sillence	Manager Governance	<i>absent from 8.42pm to 8.43pm absent from 10.18pm to 10.20pm</i>
Ms Genevieve Hunter	Acting Manager City Projects	
Mr Scott Collins	Senior Projects Officer	<i>absent from 7.49pm to 8.42pm to 9.51pm</i>
Mrs Rose Garlick	Governance Officer	

Observer

Cr Tom McLean,JP		<i>absent from 9.57pm to 9.59pm</i>
Cr Russell Poliwka		<i>to 9.50pm</i>

Guests

In relation to Item 2 - Ocean Reef Marina - Project Status Report

Ms Karen Hyde	Associate, Taylor Burrell Barnett	<i>from 7.24pm to 7.49pm</i>
Mr Darren Walsh	Chief Executive Officer, Strategen	<i>from 7.24pm to 7.49pm</i>

In relation to Item 4 - Joondalup Performing Arts And Cultural Facility Design Progress Report

Mr Andrew Lilleyman	Design Director, ARM Architecture	<i>from 8.42pm to 9.50pm</i>
Mr Jeremy Stewar	Project Architect, ARM Architecture	<i>from 8.42pm to 9.50pm</i>
Mr Luke Davey	Project Architect, ARM Architecture	<i>from 8.42pm to 9.50pm</i>
Ms Jenny Watson	Project Team, ARM Architecture	<i>from 8.42pm to 9.50pm</i>

In relation to Item 5 - Confidential - Joondalup City Centre Development - Boas Place Concept Plan

Mr Tony Hatt	Chief Executive Officer, Devwest Group Pty Ltd	<i>from 9.51pm to 11.04pm</i>
Mr Chad Ferguson	Executive Director, Devwest Group Pty Ltd	<i>from 9.51pm to 11.04pm</i>
Mr Damon Ferguson	Executive Director, Devwest Group Pty Ltd	<i>from 9.51pm to 11.04pm</i>

DECLARATION OF OPENING

The Presiding Member declared the meeting open at 7.20pm.

DECLARATIONS OF INTEREST**Disclosures of Financial / 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.

Name/Position	Cr Russell Poliwka.
Item No./Subject	Item 5 - Confidential - Joondalup City Centre Development - Boas Place Concept Plan.
Nature of interest	Proximity Interest.
Extent of Interest	Cr Poliwka owns property opposite the development site.

Disclosures of interest affecting impartiality

Nil.

APOLOGIES/LEAVE OF ABSENCE**Apologies:**

Cr Nige Jones
Cr Russ Fishwick, JP

Leave of Absence Previously Approved:

Cr Christine Hamilton-Prime	14 March to 4 April 2016 inclusive;
Cr Mike Norman	19 April to 27 April 2016 inclusive;
Cr Sophie Dwyer	17 April to 21 April 2016 inclusive;
Cr John Logan	20 April to 24 April 2016 inclusive;
Cr Russ Fishwick, JP	26 April to 6 June 2016 inclusive.

CONFIRMATION OF MINUTES

MINUTES OF THE MAJOR PROJECTS COMMITTEE HELD 1 FEBRUARY 2016

MOVED Cr Gobbert SECONDED Cr Chester that the minutes of the meeting of the Major Projects Committee held on 1 February 2016 be confirmed as a true and correct record.

The Motion was Put and

CARRIED (7/0)

In favour of the Motion: Mayor Pickard, Crs Chester, Dwyer, Gobbert, Hollywood, 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 RE-SCHEDULING OF MAJOR PROJECTS COMMITTEE MEETING DATES 2016**

WARD	All
RESPONSIBLE DIRECTOR	Mr Jamie Parry Governance and Strategy
FILE NUMBER	105563, 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 the Major Projects Committee to consider re-scheduling various committee meeting dates and times for 2016.

EXECUTIVE SUMMARY

At its meeting held on 3 November 2015 the Major Projects Committee adopted a schedule of meeting dates for the Major Projects Committee throughout 2016. The meeting schedule for a variety of other committees has been reviewed with the intent of reducing time imposition on Elected Members.

Those committees have amended their meeting dates and times to be held on the same day as the Major Projects Committee. This necessitates amendments to the starting time of the Major Projects Committee to enable this to occur.

It is recommended the Major Projects Committee adopts the amended meeting dates and times for the Major Projects Committee of the City of Joondalup to be held at the Joondalup Civic Centre, Boas Avenue, Joondalup.

BACKGROUND

The Major Projects Committee was established at the Special Council meeting held on 3 November 2015 (JSC02-11/15 refers). The role of the Major Projects Committee is to:

- oversee the progress of the Ocean Reef Marina, the Joondalup City Centre Office Development, the Joondalup Performing Arts and Cultural Facility and other major strategic capital projects as identified from time to time

- make recommendations to Council on various elements of the projects within the role of the Major Projects Committee, including but not limited to:
 - project scope
 - design elements and core project components
 - development models and financial structures
 - ongoing management and utilisation models.

The proposed 2016 schedule of Council meeting dates is based on the format used in recent years. That is, a monthly meeting format with Strategy Sessions held on the first Tuesday of each month, Briefing Sessions held on the second Tuesday and Council meetings on the third Tuesday.

This enables committee meetings to be scheduled on the Monday, Tuesday or Wednesday of weeks one, two and three so as to minimise potential conflicts with other Council activities and provide a 'meeting-free' week in the fourth week of each month.

It is preferable to hold committee meetings in the first week of the month, thereby enabling committee recommendations to be listed in the Briefing Session agenda and subsequently the Council meeting agenda, however this may not always be possible due to other scheduled meetings.

At its meeting held on 3 November 2015 (Item 1 refers) the Major Projects Committee adopted a schedule of meeting dates for the Major Projects Committee throughout 2016 as follows:

Major Projects Committee To be held in Conference Room 2
Monday 1 February 2016, commencing at 6.00pm
Monday 4 April 2016, commencing at 6.00pm
Monday 13 June 2016, commencing at 6.00pm
Monday 1 August 2016, commencing at 6.00pm
Monday 3 October 2016, commencing at 6.00pm
Monday 28 November 2016, commencing at 6.00pm

DETAILS

The proposed changes are as follows:

- Amend the time of the Monday 3 October 2016 meeting from 6.00pm to now commence at 7.15pm.
- Amend the time of the Monday 28 November 2016 meeting from 6.00pm to now commence at 7.15pm.

Issues and options considered

The Major Projects Committee can either:

- adopt the meeting dates as proposed in this report
- not adopt the meeting dates as proposed in this report
or
- amend the meeting dates.

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

*Local Government Act 1995.
Local Government (Administration) Regulations 1996.
City of Joondalup Meeting Procedures Local Law 2013.*

Strategic Community Plan**Key theme**

Governance and Leadership.

Objective

Corporate capacity.

Strategic initiative

Not applicable.

Policy

Not applicable.

Risk management considerations

Should the meeting schedule not be changed, there is a risk that committee members may be unable to attend due to conflicting appointments.

Financial / budget implications

Not applicable.

Regional significance

Not applicable.

Sustainability implications

Not applicable.

Consultation

Not applicable.

COMMENT

The amended meeting times enable meetings of other committees to be held on the same day, thereby minimising the impact to attend meetings over a wider variety of evenings.

VOTING REQUIREMENTS

Absolute Majority.

MOVED Cr Hollywood SECONDED Cr Gobbert that the Major Projects Committee BY AN ABSOLUTE MAJORITY AMENDS its decision on 3 November 2015 (Item 1 refers) as follows:

- 1 re-schedules the time of the Monday 3 October 2016 meeting from 6.00pm to now commence at 7.15pm;**
- 2 re-schedules the time of the Monday 28 November 2016 meeting from 6.00pm to now commence at 7.15pm.**

The Motion was Put and

CARRIED (7/0)

In favour of the Motion: Mayor Pickard, Crs Chester, Dwyer, Gobbert, Hollywood, Norman and Taylor.

Ms Karen Hyde of Taylor Burrell Barnett and Mr Darren Walsh of Strategen entered the room at 7.24pm.

ITEM 2 OCEAN REEF MARINA - PROJECT STATUS REPORT

WARD	North-Central
RESPONSIBLE DIRECTOR	Mr Garry Hunt Office of the CEO
FILE NUMBER	04171B, 101515
ATTACHMENT	Attachment 1 Ocean Reef Marina Indicative Approvals Timelines
AUTHORITY / DISCRETION	Information – includes items provided to Council for information purposes only that do not require a decision of Council (that is for 'noting').

PURPOSE

For the Major Projects Committee to note the progress on the Ocean Reef Marina project with particular emphasis on the environmental and planning approvals processes and to consider the inclusion of confidential information in the Public Environmental Review.

EXECUTIVE SUMMARY

To progress the approval of the Ocean Reef Marina project, the following activities and tasks have been undertaken since the last meeting of the Major Projects Committee held on 1 February 2016:

- 1 Investigations/studies to support the *Ocean Reef Marina Structure Plan (SP)*, *Metropolitan Region Scheme (MRS)* amendment and environmental assessment.
- 2 Submission of the draft *Ocean Reef Marina Bush Forever Negotiated Planning Outcome*.
- 3 Engagement with State Government regarding the proponentcy of the project.
- 4 Stakeholder engagement.
- 5 Refinement of the Ocean Reef Marina approvals process communications plan.

Details of items 1-4 are provided in this report and the details of the Ocean Reef Marina approvals process communications plan are provided in a separate report entitled *Ocean Reef Marina Communications Strategy*.

The project is progressing in accordance with the *Ocean Reef Marina Indicative Approvals Timeline*, as noted by the Major Projects Committee at its meeting held on 1 February 2016 (Attachment 1 refers).

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

BACKGROUND

Environmental and Planning Approval

The City is pursuing planning approval for the Ocean Reef Marina through a MRS amendment request, lodged with the Western Australian Planning Commission (WAPC) in April 2014. In accordance with the *Ocean Reef Marina Indicative Approvals Timeline*, noted by the Major Projects Committee at its meeting held on 1 February 2016, the assessment process and timeline for the MRS Amendment is broadly outlined as follows:

• WAPC resolves to initiate the MRS Amendment	April 2014
• Referral to EPA for assessment and determination	June 2014
• Department of Planning (DoP) / WAPC review of amendment and finalisation of outstanding issues	August 2016
• Public advertising of MRS amendment (public submissions) and Bush Forever Negotiated Planning Outcome	August 2016
• Consideration / response to public submissions	February 2017
• Final consideration of the MRS Amendment by the WAPC (following finalisation of the PER).	September 2017
• Report to Minister	November 2017
• Amendment presented to Governor for approval	November 2017
• Amendment before both Houses of Parliament for 12 sitting days	January 2018
• Notice of approval published in the Government Gazette	January 2018
• Final notification	January 2018

Occurring in parallel with the MRS Amendment, the marine based components of the Ocean Reef Marina project are being assessed by the Environmental Protection Authority (EPA) under the *Environmental Protection Act 1986* via a Public Environmental Review (PER).

Following agreement of the *Environmental Scoping Document (ESD)*¹, the City commenced the studies/investigations required to address the key environmental factors identified by the EPA.

In accordance with the *Ocean Reef Marina Indicative Approvals Timeline* and Gantt chart, noted by the Major Projects Committee at its meeting held on 1 February 2016, the PER assessment process and timeline is broadly outlined as follows:

• Proposed referred to the EPA	April 2014
• Seven day public comment period	June 2014
• EPA assessment determination (PER)	June 2014
• Preparation and agreement of ESD	September 2015
• Completion of baseline environmental reports	October 2015
• Assess impacts of modelled impacts	March 2016
• Preparation of management plans	March 2016
• Submission to the City of draft PER document	April 2016
• Finalisation of draft PER document	May 2016

¹ The Environmental Scoping Document is publically available through the EPA website: <http://www.epa.wa.gov.au/EIA/ScopingDocuments/Pages/default1.aspx>

• Submission to the Office of the Environmental Protection Authority (OEPA) of draft PER document (first review)	May 2016
• Finalisation and resubmission of PER	July 2016
• OEPA review of final PER	August 2016
• Public advertising (public submissions) – 8 weeks	August 2016
• Review and response to public submissions	February 2017
• OEPA assessment of proposal for consideration by EPA	March 2017
• Preparation and finalisation of EPA assessment report	May 2017
• Appeals period (2 weeks) and determination of appeals	July 2017
• Ministerial statement	August 2017

It should be noted that the proposed timelines are based on a number of key assumptions and are subject to variation.

The *Ocean Reef Marina Structure Plan*, based on the concept plan that accompanied the MRS amendment request, is currently being prepared and discussions have taken place with the Department of Planning (DoP) with respect to the concurrent advertising of the structure plan with the MRS amendment and PER public comment period. It is of significant importance that all possible detailed information is available to, and considered by, the public at the same time. This approach provides the community with an open and transparent planning framework and ample context against which submissions made by the community and the referral agencies on the MRS amendment, the PER and the structure plan can be considered by the EPA and the WAPC.

The DoP and the OEPA have given in-principle agreement for a parallel process, as far as possible, including concurrent public advertising.

DETAILS

Environmental and Planning Approvals

Metropolitan Region Scheme Amendment

To manage the potential impacts of the MRS amendment on Bush Forever Site 325 the WAPC requires agreement of the *Ocean Reef Marina Negotiated Planning Outcome* prior to final approval of the MRS amendment.

At its meeting held on 16 February 2016 (CJ025-02/16 refers), it was agreed, among other things, that Council:

“2 *REQUESTS the Chief Executive Officer to submit the draft Ocean Reef Marina Negotiated Planning Outcome to the Office of the Environmental Protection Authority, Department of Planning and the Department of Parks and Wildlife for consideration and negotiation.*”

The draft *Ocean Reef Marina Negotiated Planning Outcome* was subsequently forwarded to the DoP, Department of Parks and Wildlife and the OEPA on 23 February 2016.

The City has commenced formal negotiations with the above agencies to obtain in-principle endorsement of the document to enable it to be advertised in conjunction with the public advertising period of the MRS amendment and PER.

All other requirements for advertising the MRS amendment have been completed and progression with the formal assessment process is now dependent on the progress of the PER.

Public Environmental Review

The tasks associated with the preparation of the PER documents are continuing with the baseline studies completed and the impact assessment continuing. The methodology used and results of the studies, particularly those for the coastal processes and water quality work, have been peer reviewed by Dr D Treloar (Senior Principal, Coastal Engineering, Cardno) and discussed with the relevant decision making authorities.

The requirements for the PER are outlined in the ESD and the project team, in consultation with the relevant decision making authorities, has completed a review of the requirements and the accumulated information to ensure the PER documents will adequately address the requirements. Following this review, and taking cognisance of the peer reviewer's comments, it was determined that some additional work/information was required in the following areas:

- Benthic Habitat Mapping – additional work commenced.
- Water Quality Modelling – additional work commenced.
- Coastal Processes – additional work commenced.

In accordance with the *Ocean Reef Marina Indicative Approvals Timelines* (as noted by the Major Projects Committee at its meeting held on 1 February 2016) (Attachment 1 refers), it is anticipated that a draft PER will be submitted to the City for review by in April 2016. It is further anticipated that the approved draft PER will be submitted to the OEPA for review in May 2016 with public advertising commencing in August 2016 (pending the agreement of the EPA to advertise).

Ocean Reef Marina Structure Plan

The City is continuing to liaise with the Department of Planning with regard to the requirements of the *Ocean Reef Marina Structure Plan*.

State Government Proponency

At its meeting held on 6 October 2015 (CJ176-10/15 refers), Council resolved that the Minister for Planning, Hon. John Day MLA, initiate actions for the State Government to assume proponency for the Ocean Reef Marina. In response, Minister Day advised that LandCorp had been requested to review the concept plan and business case for development.

The City has provided assistance to LandCorp by providing a substantial amount of project information including (but not limited to):

- detailed information on the various iterations of the concept plan
- project history and milestones
- Council and Committee decisions
- risk assessment
- community engagement.

LandCorp has engaged members of the City's Project Team, Taylor Burrell Barnett, M P Rogers and Associates and Strategen, to assist and have appointed Benchmark Projects to lead the review. Benchmark Projects has previously been involved with the project having assisted the City in reviewing the concept plan in 2015 and providing advice on the approvals process in 2010.

In March 2016 LandCorp advised the City that the review of the available information has been completed. Landcorp has requested the project team to confirm all information relevant to the concept plan and to suggest amendments to the plan that could improve the financial outcome. It is anticipated that LandCorp will meet with consultants early April.

Issues and options considered

Not applicable.

Legislation / Strategic Community Plan / policy implications

Legislation

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

Other applicable legislation includes:

- *Planning and Development Act 2005.*
- *Environmental Protection Act 1986.*
- *Environmental Protection, Biodiversity Conservations Act 1999 (Cwlth).*

The approvals for the development are influenced by State Planning Policies:

- *2.6: State Coastal Planning Policy.*
- *2.8: Bushland Policy for the Perth Metropolitan Region.*

Strategic Community Plan

Key theme

Economic prosperity, vibrancy and growth.

Objective

Destination City.

Strategic initiative

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

Policy

Not applicable.

Risk management considerations

The City has amassed a substantial amount of information on all aspects of the project over a number of years. This information together with that currently being compiled ensures that the City is well positioned to respond to the requirements of the relevant approvals processes.

The on-going assessment of the available information against the requirements of the ESD and the peer reviewer comments enables timely identification and clarification of any uncertainties therefore ensuring that the information provided to the EPA adequately addresses the identified environmental factors.

The *Ocean Reef Marina Risk Management Assessment* has been updated taking cognisance of the MRS amendment initiation and environmental approval process.

Furthermore, the extensive engagement with both State and Commonwealth departments and agencies, as well as constant review of the project, has sought to mitigate the risk of not obtaining approval to proceed with the development.

Financial / budget implications

Current financial year impact

Account no.	C1001.
Budget Item	Ocean Reef Marina.
Budget amount	\$1,422,924
Amount spent to date	\$ 804,320
Balance	\$ 618,604

Note: The 2015-2016 approved budget includes income of \$500,000 (State Government financial contribution).

Total Project Expenditure

2007-2008	\$ 133,241
2008-2009	\$ 968,284
2009-2010	\$ 266,604
2010-2011	\$ 325,046
2011-2012	\$ 388,552
2012-2013	\$ 376,393
2013-2014	\$ 838,371
2014-2015	\$1,314,917
2015-2016	\$ 804,320
LESS Grants Received	<u>\$ (785,500)</u>

Total City Expenditure \$4,630,228

Annual operating cost The relevant business case/s, as far as possible, will include anticipated on-going operating costs.

Estimated annual income The relevant business case/s, as far as possible, will include estimated annual income.

Capital replacement Detailed analysis will be required at the appropriate stage of the project.

20 Year Strategic Financial Plan impact The City's *20 Year Strategic Financial Plan* includes \$2,423,000 which represents capital expenditure for the 2014-15 and 2015-16 financial years. Further analysis of the impact on the *20 Year Strategic Financial Plan* will be undertaken at the appropriate stage of the project.

Impact year 2014-15 and 2015-16.

All amounts quoted in this report are exclusive of GST.

Regional significance

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

Sustainability implications

Progression of the Ocean Reef Marina planning process requires a number of studies/reports addressing key issues pertaining to sustainability (such as social and economic impact, environmental sustainability). As part of the documentation supporting the MRS amendment, structure plan and the Public Environmental Review the required management plans will be developed.

Consultation

Extensive on-going consultation with State Government departments and agencies is required to ensure the relevant approvals processes proceed in accordance with expectations and agreed timelines.

The MRS amendment, the Public Environmental Review and structure plan require statutory public consultation. In-principle agreement has been obtained from the relevant decision making authorities to undertake this public consultation concurrently.

COMMENT

The Ocean Reef Marina project is continuing to be progressed in accordance with the *Indicative Approvals Timelines* (December 2015) and, subject to agreement by the relevant agencies, it is anticipated that public advertising of the MRS amendment, PER and *Ocean Reef Structure Plan* will occur in the latter half of 2016.

VOTING REQUIREMENTS

Simple Majority.

OFFICER'S RECOMMENDATION

That the Major Projects Committee NOTES the Ocean Reef Marina Project Status Report.

Chief Executive Officer left the room at 8.24pm and returned at 8.25pm.

Cr Dwyer left the room at 8.32pm and returned at 8.33pm.

Ms Karen Hyde of Taylor Burrell Barnett, Mr Darren Walsh of Strategen and Senior Projects Officer left the room at 7.49pm.

MOVED Cr Gobbert SECONDED Cr Hollywood that Council:

- 1 NOTES the Ocean Reef Marina Project Status Report;**
- 2 REQUESTS the City brief both major political parties on the Ocean Reef Marina Project and seeks their support for the project in the lead up to the 2017 State Election.**

The Motion was Put and

CARRIED (7/0)

In favour of the Motion: Mayor Pickard, Crs Chester, Dwyer, Gobbert, Hollywood, Norman and Taylor.

Acting Director Governance and Strategy left the room at 8.42pm.

Senior Projects Officer entered the room at 8.42pm.

Manager Governance left the room at 8.42pm and returned at 8.43pm.

Appendix 1 refers

To access this attachment on electronic document, click here: [Attach1agnMP040416.pdf](#)

**ITEM 3 OCEAN REEF MARINA COMMUNICATIONS
STRATEGY**

WARD	North-Central
RESPONSIBLE DIRECTOR	Mr Garry Hunt Office of the CEO
FILE NUMBER	04171B, 101515
ATTACHMENT	Attachment 1 Ocean Reef Marina Communications Strategy
AUTHORITY / DISCRETION	Information – includes items provided to Council for information purposes only that do not require a decision of Council (that is for ‘noting’).

PURPOSE

For the Major Projects Committee to note the proposed Ocean Reef Marina Communications Strategy.

EXECUTIVE SUMMARY

At its meeting held on 1 February 2016 it was agreed, among other things, that the Major Projects Committee:

- “3 *REQUESTS the draft communication plan as amended be further refined and resubmitted to a future meeting of the Major Projects Committee at a date to be determined.*”

It is anticipated that the Metropolitan Region Scheme (MRS) Amendment, the Public Environmental Review (PER) and the Ocean Reef Marina Structure Plan (SP) will be advertised for public comment concurrently. Subject to agreement by the relevant State Government approval agencies, public advertising will occur in the latter half of 2016. Given that a substantial amount of information on the proposed development will be available to all stakeholders, including the general public, it is important that the City engages appropriately with the various stakeholders prior to and during the advertising period.

The principal objectives of the strategy are to:

- (a) build on the community consultation previously undertaken by the City and harness the high level of community support for the project
- (b) ensure the City engages effectively with identified stakeholders, including potential opponents
- (c) ensure the consultation undertaken identifies the key concerns and issues regarding the project to ensure they are addressed in the information disseminated to stakeholders

- (d) identify the appropriate methodology for communicating with stakeholder groups and the general community
- (e) ensure key stakeholders and the general community are adequately informed of the environmental and planning approvals processes the City is currently undertaking including, but not limited to, opportunities for public comment on the project
- (f) provide key stakeholders and the general community with information on the City's proposed course of action following the completion of the environmental and planning approvals process.

Developed in consultation with the Ocean Reef Marina Project Team, the strategy:

- identifies the project stakeholders – both individuals and groups
- identifies the most appropriate method of engagement for each of the stakeholders
- identifies type of information to be provided to each stakeholder
- outlines the appropriate timing of the release of the information both prior to, during the public advertising period through to the final phase of the PER approvals process.

The stakeholders can be broadly categorised as follows:

- City of Joondalup.
- Government.
- Industry groups.
- Non government organisations and groups.
- General community.

It is proposed that the strategy commence immediately and engagement with the various stakeholders will include:

- individual briefing sessions
- electronic communication (such as website, social media, emails)
- written communication (such as correspondence, newspaper articles/advertisements, brochures, fact sheets).

Information to be provided to the various stakeholders will include:

- Project status – where we are now and what we have been doing
- Approvals process – how to be involved
- Where to next? – including anticipated and approximate timelines
- State Government involvement
- Frequently asked questions

Detailed information on the proposed strategy is provided later in this report and the Ocean Reef Marina Communications Strategy is provided as Attachment 1.

It is therefore recommended that the Major Projects Committee notes the Ocean Reef Marina Communications Strategy as detailed in Attachment 1 to this Report.

BACKGROUND

The City is pursuing planning and environmental approval for the Ocean Reef Marina through an MRS Amendment process and a PER under section 38 of the *Environmental Protection Act 1986*.

The Ocean Reef Marina SP, based on the concept plan that accompanied the MRS Amendment request, is currently being prepared. Discussions have taken place with the Department of Planning with respect to the concurrent advertising of the Ocean Reef Marina SP with the MRS Amendment and PER public comment period.

It is of significant importance that all possible detailed information is available to, and considered by, the public and other key stakeholders at the same time. This approach provides the community with an open and transparent planning framework and ample context against which submissions made by community and the referral agencies can be considered by the Environmental Protection Authority and the Western Australian Planning Commission.

The Department of Planning and the Office of the Environmental Protection Authority have given in-principle agreement for a parallel assessment process, as far as possible, including concurrent public advertising.

At its meeting held on 1 February 2016, the Major Projects Committee noted the updated Ocean Reef Marina Indicative Approvals Timelines (December 2015) which reported that the public advertising period could commence in August 2016.

Maintaining engagement with stakeholders and the general community was identified in the Project Philosophy and Parameters (JSC5-05/09 refers) as being of paramount importance in bringing the development of the Ocean Reef Marina to fruition.

Throughout the life of the project the City has consistently engaged with all project stakeholders and the general community through a variety of methods including the establishment of the Ocean Reef Marina Government Steering Committee (establishment facilitated by the City in 2006) and Community Reference Group (established by Council in 2007), community surveys (2007 and 2009), project briefings, media articles, direct communication, website, social media and community forums. The three community forums held in August 2013 attracted a total audience of 600 people at a cost of \$31,134 to the City.

DETAILS

A substantial amount of information on the Ocean Reef Marina will be publically available during the MRS Amendment, PER and Ocean Reef Marina SP public comment period. The approvals process being undertaken by the City is unique and complex and it is considered vital that all stakeholders are fully conversant with the project status, the objectives of the approvals process, the statutory methodology of the processes and the avenues available for comment and feedback.

The finalisation of the PER documentation and the subsequent advertising of the PER influences the timing of the MRS Amendment and Ocean Reef SP process. As noted by the Major Projects Committee at its meeting held on 1 February 2016, the anticipated timing for the PER advertising is as follows:

- City receives the draft PER documentation for review April 2016
- Draft PER documentation finalised by the environmental consultant May 2016
- Submission of the draft PER documentation to the Environmental Protection Authority for review May 2016
- PER documentation finalised and resubmitted July 2016
- Public advertising commences (eight week period) August 2016

The Ocean Reef Marina Communications Strategy (Attachment 1 refers) outlines the proposed methodology for stakeholder and community engagement in the lead up to and during the public comment period through to the final phase of the PER approvals process.

The identified key stakeholders include:

- State Government Ministers
- Local members
- State Government Departments
- City of Stirling and City of Wanneroo
- Ocean Reef Marina Community Reference Group
- Residents / ratepayer associations
- Marine recreational groups
- Environmental groups
- Commercial / business groups
- City of Joondalup residents / ratepayers
- City officers
- General public.

It should be noted that the Ocean Reef Marina Community Reference Group (CRG) was not re-established by Council in November 2013 (JSC06-11/13). Since the last meeting held in December 2010, the CRG members have been provided with written updates on the project in December 2010, December 2012, August 2013 and May 2014. Many of the CRG members also attended the community forums in 2013.

It is proposed that the following methods of engagement will be employed to provide the necessary information to all stakeholders:

Communication Method	Description	Stakeholder	Timing
WEBSITE	Existing website will be updated to become a central repository for all public information regarding the project and the approvals process. Clear guidance will be provided on the opportunities and methods to comment on the project.	Targeted primarily towards the general public.	As soon as possible with monthly updates.

Communication Method	Description	Stakeholder	Timing
SOCIAL MEDIA	Facebook / Twitter campaigns driving people to the current status on the website.	Targeted primarily toward the general public.	As soon as possible with monthly updates.
EMAILS	Ocean Reef Marina mailing list. Initial email on current project status with regular updates.	General public CRG members Community groups Environmental groups Business groups City officers	As soon as possible with monthly updates.
ADVERTORIAL	Published in the Community Newspapers providing comprehensive information regarding the project and the approval process.	Targeted primarily towards the general public.	As soon as possible following submission of the draft PER documents.
BROCHURE	Providing comprehensive information regarding the project and the approval process, including frequently asked questions. Available via the website, Customer Services Centres, Leisure Centres, Libraries, City Administration and promotional booths/displays.	Targeted primarily toward the general public.	As soon as possible following submission of the draft PER documents.
FACT SHEETS	Providing detailed information on the various approvals processes. Available as above.	Targeted primarily towards the general public.	As soon as possible in line with the website update.
MEETINGS / BRIEFINGS	Face to face meetings with key stakeholder groups on an “as needs/requested” basis. Providing targeted information on the project and the approvals processes. Providing an opportunity to identify and address issues of concern with accurate information.	Stakeholder groups and individuals as identified.	Notification of the City’s intent to meet with groups forwarded following submission of the draft PER documents. Meetings scheduled once timing of the advertising period is confirmed.

Communication Method	Description	Stakeholder	Timing
WRITTEN INFORMATION	Briefing notes / project updates through direct correspondence or via the Desk of the CEO, Joondalup Voice, Rates Notices and other publications as identified.	All stakeholder groups.	Regularly commencing as soon as possible.
TRADITIONAL/ONLINE MEDIA	Articles and stories relating to project updates and promotion of approvals process.	All stakeholder groups.	As identified following submission of the draft PER documents.
COMMUNITY FORUMS	Providing information on project status and the approvals processes with Project Team members in attendance to answer questions.	Targeted primarily at the general public.	Scheduled prior to submission of the draft PER documents.
PUBLIC INFORMATION SESSIONS/BOOTH/ DISPLAYS	Providing information on project status and the approvals processes with Project Team members in attendance to answer questions. Provided at opportunistic events, shopping centres, Customer Service Centres, Libraries and Leisure Centres. Manned where appropriate.	Targeted primarily at the general public.	Timing to be determined following confirmation of the advertising period.

In addition to the above, it is also proposed that senior level engagement with the relevant State Government agencies and the Cities of Stirling and Wanneroo will also take place.

Through the methods outlined above, information will be provided to the various stakeholder groups on the following:

- The City's on-going commitment to the project (including financial).
- Project status in relation to the approvals processes.
- Environmental and planning assessment:
 - Baseline studies
 - Marmion Marine Park
 - Bush Forever
 - Management Plans
 - Public advertising and community involvement.
- Ocean Reef Marina Structure Plan.
- Stakeholder involvement.

- State Government involvement – now and in the future.
- Potential funding opportunities.
- Progression of the project following successful approval.

Issues and options considered

The City is currently following statutory processes with regard to the PER, MRS Amendment and Ocean Reef Marina SP. While there is a substantial amount of information accumulated for these processes, this information remains largely confidential and will remain so until agreement to publically advertise is obtained from the relevant authorities. Therefore, careful consideration needs to be given to what information can be communicated to the public in the lead up to the public advertising period.

Under the statutory processes, the City is required to provide the information as requested. The purpose of a review of the draft PER is to enable the Environmental Protection Authority to determine whether the methodologies used, results and anticipated impacts are adequate for an assessment to be made. Until the Environmental Protection Authority agrees to advertise the PER, none of the information contained within it is considered final and is subject to change.

Further, there is a significant risk in releasing parts of the environmental investigations before the whole PER is advertised and all information can be viewed in context. The PER will include the base line studies and impact assessments as well as management plans which will outline how the potential impacts will be managed and mitigated. This information together with that provided for the MRS Amendment and Ocean Reef Marina SP will enable stakeholders to consider the entire project in context. This approach will enable potential respondents to prepare submissions and voice opinions based on a holistic view rather than a piecemeal approach.

The lack of certainty on whether the project will actually go ahead, when construction will commence and who will fund it, has always been, and continues to be, of concern to the general community.

The current project program covers the anticipated timelines for securing environmental and planning approval and the potential amendment to the Marmion Marine Park Boundary. However, as previously reported (Major Projects Committee, 1 February 2016, Item 1) each stage of the timeline has an underlying set of assumptions and level of uncertainty. Any delay in obtaining approval for the Ocean Reef Marina will impact on when construction can actually commence regardless of the ultimate proponent/developer.

Further, the City has always maintained that it cannot develop the marina on its own and State Government involvement (potentially through a public/private partnership) is most likely the only mechanism for bringing the project to fruition. While the City has been in negotiation with the State Government on this issue for some time and LandCorp is currently undertaking a review of the concept plan and business case, there is no confirmation that State Government will take over the project.

The ultimate developer and the timing of construction commencement/completion are not known and will be largely out of the City's control. Notwithstanding the significant progress made with regard to obtaining approval for the project, there is a risk in over promoting the Ocean Reef Marina project without demonstrative progress and certainty regarding whether the development will be built, by whom and when.

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

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

Other applicable legislation includes:

- *Planning and Development Act 2005.*
- *Environmental Protection Act 1986.*
- *Environmental Protection, Biodiversity and Conservation Act 1999* (Commonwealth).

The approvals for the development are influenced by State Planning Policies:

- *2.6: State Coastal Planning Policy.*
- *2.8: Bushland Policy for the Metropolitan Region.*

Strategic Community Plan**Key theme**

Economic prosperity, vibrancy and growth.

Objective

Destination City.

Strategic initiative

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

Policy

The preparation and implementation of the Ocean Reef Marina Communications Strategy is informed by the *Community Consultation and Engagement Policy*.

Risk management considerations

The City has amassed a substantial amount of information on all aspects of the Ocean Reef Marina project over a number of years. This information together with that currently being compiled ensures that the City is well positioned to provide the information required for planning and environmental assessment.

Given the sheer volume of information that will be released during the public advertising period for the MRS Amendment, PER and Ocean Reef Marina SP and the unique and complex nature of the processes, it is considered highly appropriate and necessary that all stakeholders are fully conversant with the process currently being undertaken by the City.

The Ocean Reef Marina Risk Management Assessment has identified inadequate engagement with stakeholders and the community as a risk to the project and undertaking the Ocean Reef Marina Communications Strategy as proposed will mitigate this risk.

Financial / budget implications

The Ocean Reef Marina budget includes an amount of \$93,450 for communications and marketing.

Current financial year impact

Account no.	C1001
Budget Item	Ocean Reef Marina.
Budget amount	\$1,422,924
Amount spent to date	\$ 804,320
Balance	\$ 618,604

Note: The 2015-2016 approved budget includes income of \$500,000 (State Government financial contribution).

Total Project Expenditure

2007-2008	\$ 133,241
2008-2009	\$ 968,284
2009-2010	\$ 266,604
2010-2011	\$ 325,046
2011-2012	\$ 388,552
2012-2013	\$ 376,393
2013-2014	\$ 838,371
2014-2015	\$1,314,917
2015-2016	\$ 804,320
LESS Grants Received	<u>\$ (785,500)</u>
Total City Expenditure	\$4,630,228

Annual operating cost The relevant business case/s, as far as possible, will include anticipated on-going operating costs

Estimated annual income The relevant business case/s, as far as possible, will include estimated annual income.

Capital replacement Detailed analysis will be required at the appropriate stage of the project.

20 Year Strategic Financial Plan impact The City's *20 Year Strategic Financial Plan* includes \$2,404,000 which represents capital expenditure for the 2014-15 and 2015-16 financial years. Further analysis of the impact on the *20 Year Strategic Financial Plan* will be analysed at the appropriate stage of the project.

Impact year 2014-15 and 2015-16.

All amounts quoted in this report are exclusive of GST.

Regional significance

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

Sustainability implications

Progression of the Ocean Reef Marina planning process requires a number of studies/reports addressing key issues pertaining to sustainability (such as social and economic impact, environmental sustainability). As part of the documentation supporting the MRS Amendment, Ocean Reef Marina SP and PER the required management plans will be development.

Consultation

The Ocean Reef Marina Communications Strategy was prepared in consultation with the City's Marketing and Communications Manager and the Ocean Reef Marina Project Team including Strategen Environmental Consultants and Taylor Burrell Barnett.

Both Strategen and Taylor Burrell Barnett have extensive experience of the approvals process currently being undertaken by the City. This experience has included the development of communications strategies and the identification of information for public release for projects similar to the Ocean Reef Marina.

COMMENT

The Ocean Reef Marina has achieved a series of significant milestones in recent times although there is a perception in the general community that little has happened as much of the work has no visible result. These milestones have been communicated to the community and key stakeholders through a variety of forms, however much of the information pertinent to the approvals processes remains confidential. Further, the general community remains keen for news on potential construction start dates and funding details, being unable to provide definitive answers may result in a loss of support or confidence in the project.

It is considered of significant importance that only accurate, up-to-date and measurable information be provided to key stakeholders and the community in the lead up to and during the public advertising period. While there remains significant support for the project, the public advertising period is likely to bring forward opponents of the project who will have specific issues that will need to be addressed. The Communications Strategy proposes engagement with opponent (and indeed supporter) groups on an individual basis, rather than collectively. This component of the strategy will enable the individual issues raised by these groups to be specifically addressed on a measured basis.

The engagement methodologies proposed in the Ocean Reef Marina Communications Strategy are consistent with those implemented for other similar complex developments such as the Mangles Bay Marina. They are considered appropriate by the Ocean Reef Marina Project Team whose members have considerable experience in similar projects.

VOTING REQUIREMENTS

Simple Majority.

OFFICER'S RECOMMENDATION

That the Major Projects Committee NOTES the Ocean Reef Marina Communications Strategy as detailed in Attachment 1 to this Report.

MOVED Cr Chester SECONDED Cr Norman that Council:

- 1 NOTES the Ocean Reef Marina Communications Strategy as detailed in Attachment 1 to this Report;**
- 2 RE-ESTABLISHES the Ocean Reef Marina Community Reference Group and INVITES previous members that were either residents or representatives from stakeholders that were on the group.**

The Motion was Put and

CARRIED (7/0)

In favour of the Motion: Mayor Pickard, Crs Chester, Dwyer, Gobbert, Hollywood, Norman and Taylor.

Appendix 2 refers

To access this attachment on electronic document, click here: [Attach2agnMP040416.pdf](#)

Mr Andrew Lilleyman, Mr Jeremy Steward, Mr Luke Davey, and Ms Jenny Watson of ARM Architecture entered the room at 8.42pm.

ITEM 4 JOONDALUP PERFORMING ARTS AND CULTURAL FACILITY DESIGN PROGRESS REPORT

WARD	North
RESPONSIBLE DIRECTOR	Mr Garry Hunt Chief Executive Officer
FILE NUMBER	75577, 101515
ATTACHMENT	Attachment 1 Schematic Design Presentation – Glossary of Terms
AUTHORITY / DISCRETION	Information - includes items provided to Council for information purposes only that do not require a decision of Council (that is for 'noting').

PURPOSE

For the Major Projects Committee to note the progress of the Joondalup Performing Arts and Cultural Facility (JPACF) schematic design stage.

EXECUTIVE SUMMARY

At its meeting held on 15 December 2015 (C77-12/15 refers), Council considered a report entitled Joondalup Performing Arts and Cultural Facility Business Case and Progression Options Report. The report provided a business case for the JPACF facility and options to progress the project through a schematic design stage. Upon consideration of the report it was resolved in part that Council:

- 1 *NOTES the business case, at this point in time, for the Joondalup Performing Arts and Cultural Facility as detailed in Attachment 1 to Report C77-12/15;*
- 2 *REQUESTS the Chief Executive Officer to proceed with the schematic design stage of the Joondalup Performing Arts and Cultural Facility project and NOTES Ashley Raggatt MacDougall Pty Ltd T/A ARM Architecture will undertake the schematic design based on the scope of works and fee proposal as outlined in Report C77-12/15;*

ARM Architecture has commenced the schematic design process and will provide a digital presentation to the Major Projects Committee, on the progress to date.

It is therefore recommended that the Major Projects Committee NOTES the presentation on the progress of the Joondalup Performing Arts and Cultural Facility schematic design stage.

BACKGROUND

At its meeting held on 20 February 2013 the former JPACF Steering Committee recommended that Council noted the JPACF *Market Analysis and Feasibility Study* and supported the progression of the JPACF project.

It was identified that one of the key stages of the JPACF project was the progression of a concept design for the facility based on the “Art Box” model as outlined in the JPACF *Market Analysis and Feasibility Study*.

At its meeting held on 19 March 2013 (CJ040-03/13 refers) it was agreed in part that Council:

- “1 *APPROVES the “Art Box” as the preferred model for the basis of an architectural design competition for the development of a refined conceptual design for the Joondalup Performing Arts and Cultural Facility;*
- 2 *AUTHORISES the Chief Executive Officer to initiate an architectural design competition for the development of a refined conceptual design for the Joondalup Performing Arts and Cultural Facility.”*

The City commenced a two stage architectural design competition through an Expression of Interest process in April 2013.

At its meeting held on 15 April 2014 (CJ060-04/14 and CJ061-04/14 refer) Council considered two reports relating to the JPACF project progress and the Architectural Design Competition and it was resolved in part that Council:

- “2 *SUPPORTS progressing the Joondalup Performing Arts and Cultural Facility Project in accordance with the project program as detailed in Attachment 2 to Report CJ060-04/14, including the undertaking of a social impact assessment of the Joondalup Performing Arts and Cultural Facility.”*

and

- “1 *ENDORSES Ashton Raggatt McDougall Pty Ltd T/A ARM Architecture as the winner of the Joondalup Performing Arts and Cultural Facility Architectural Design Competition;*
- 2 *AUTHORISES the Chief Executive Officer to enter into negotiations with Ashton Raggatt McDougall Pty Ltd T/A ARM Architecture to determine the architectural fees and project program to get to a modified conceptual design as required to enable the project to progress.”*

At its meeting held on 12 March 2015 the former JPACF Steering Committee considered the report entitled Joondalup Performing Arts and Cultural Facility – Progress Report. The report outlined the progress on the project including details of the design review of the concept design, funding strategy and business case. At this meeting the project architects – ARM Architecture, presented on the progress of the design review process. The JPACF Steering Committee resolved, in part, as follows:

“That the Joondalup Performing Arts and Cultural Facility Steering Committee:

- 3 *REQUESTS the Chief Executive Officer provide a further report on the following:*
 - 3.1 *Traffic treatments and modelling around the facility;*

- 3.2 *Designated use and location of the art gallery;*
- 3.3 *Seating capacity of the main auditorium;*
- 3.4 *Treatment and considerations of the external plant and infrastructure adjoining the facility;*
- 3.5 *Treatment and visual presence of the eastern facade adjacent to West Coast Institute.”*

A further progress report was considered by the former JPACF Steering Committee at its meeting held on 24 June 2015. The report and accompanying presentation detailed the design review findings, funding strategy and progress on the business case based on the ARM Architecture design.

The former JPACF Steering Committee raised several questions regarding the business case section of the report and the Chief Executive Officer was requested to prepare a report with further details on the business case. The resultant report was considered by the former JPACF Steering Committee at its meeting held on 22 July 2015.

As recommended by the former JPACF Steering Committee, at its meeting held on 28 July 2015 (CJ125-0715 and CJ126-07/15 refer) it was resolved that Council:

- “1 *NOTES the details of the design review of the Joondalup Performing Arts and Cultural Facility Project as detailed in Report CJ125-07/15 and as presented at the Joondalup Performing Arts and Cultural Facility Steering Committee;*
- 2 *REQUESTS the Chief Executive Officer to provide a further report to the Joondalup Performing Arts and Cultural Facility Steering Committee outlining a strategy and costings for the schematic design stage of the project and to present a full business case for formal adoption of Council;*
- 3 *NOTES the summary of the Joondalup Performing Arts and Cultural Facility Business Case as presented in this Report and NOTES the Chief Executive Officer will submit a grant application to the Federal Government’s National Stronger Regions Fund.”*

and:

“That Council NOTES the progress of the draft business case for the Joondalup Performing Arts and Cultural Facility and REQUESTS a final business case be presented to Council for adoption.”

At its meeting held on 15 December 2015 (C77-12/15 refers), Council considered a report entitled Joondalup Performing Arts and Cultural Facility Business Case and Progression Options Report. The report provided a business case for the JPACF facility and options to progress the project through a schematic design stage. Upon consideration of the report it was resolved that Council:

- “1 *NOTES the Business Case, at this point in time, for the Joondalup Performing Arts and Cultural Facility as detailed in Attachment 1 to Report C77-12/15;*
- 2 *REQUESTS the Chief Executive Officer to proceed with the schematic design stage of the Joondalup Performing Arts and Cultural Facility project and NOTES Ashley Raggatt MacDougall Pty Ltd T/A ARM Architecture will undertake the schematic design based on the scope of works and fee proposal as outlined in Report C77-12/15;*

- 3 *NOTES the Business Case for the Joondalup Performing Arts and Cultural Facility project is final at this point in time and will be further refined for Council's approval in view of the outcomes of the schematic design stage and revised costings;*
- 4 *NOTES the Chief Executive Officer will submit a grant application to Round Three of the Federal Government's National Stronger Regions Fund."*

DETAILS

Schematic Design Stage

In January 2016 ARM Architecture commenced the schematic design stage for the JPACF. It is envisaged the schematic design will be completed by mid 2016. The deliverables will be a schematic design report consisting of the following:

- Background information about the project, including objectives, vision, budget, and progression since Concept Design phase.
- Consultation process (for example, with Council, the Major Projects Committee, the City, user group(s), and potentially wider community).
- Reference documents, standards and design precedents which have informed the design process.
- Design response/statement, building on what was included in the original ARM Architecture architectural design competition concept design report.
- Value engineering changes.
- Functional accommodation schedule, including floor areas, accompanied by a description of the intent and purpose of each major functional area (for example, the main auditorium, black box, foyer, function space, administration offices, loading dock and the like).
- Fixtures and equipment schedule, accompanied by a description of major elements.
- Schematic design architectural drawings, including site plan, all floor plans, elevations and building sections at a large scale, usually 1:100 or 1:200.
- Rendered views.
- Materials schedule – first draft.
- Schematic Design Reports from all sub-consultants, including drawing sets where relevant.
- Engineering drawings which may still be at sketch stage – these sketches will have been coordinated and included within the architectural drawings.
- Room Data Sheets – first draft.

The schematic design report will include input from the following disciplines:

- | | | |
|--------------------------|---|---------------------------|
| • architecture | • electrical engineering | • transport |
| • theatre + AV design | • lift engineering | • façade |
| • acoustic engineering | • mechanical engineering | • engineering |
| • quantity surveyor | • hydraulics/fire services | • building certification |
| • landscape architecture | • fire engineering | • specialist lighting |
| • structural engineering | • environmentally sustainable development | • geotechnical |
| • civil engineering | | • irrigation |
| | | • signage and way-finding |

Issues and options considered

Not applicable.

Legislation / Strategic Community Plan / policy implications

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

Strategic Community Plan

Key theme Community Wellbeing.

Objective Cultural development.

Strategic initiative Establish a significant cultural facility with the capacity to attract a world-class visual and performing arts events.

Policy Not applicable.

Risk management considerations

A comprehensive risk management plan outlining the risks apparent to the project has been prepared and is continually updated as the project progresses. The financial risks and sensitivities are outlined in the business case as noted by Council at its meeting held on 15 December 2015 (C77-12/15 refers). The financial projections will continue to be assessed throughout the project.

The current project plan aims for the facility to be operational by July 2019, but these are estimated timescales. There are a wide number of issues that will impact the project plan. The timescales will be subject to further review as part of the next phase of the project.

Financial / budget implicationsCurrent financial year impact

Account no.	1-210-C1002.
Budget Item	Joondalup Performing Arts and Cultural Facility.
Budget amount	\$ 1,736,954
Amount spent to date	\$ 95,455
Balance	\$ 1,641,499

The budget allocated for 2015-16 is for the engagement of expert consultants and other costs associated with project management, site assessment, schematic design fees, and commencement of design development.

Future financial year impact

The development of the JPACF will require a significant financial contribution towards the capital cost and a significant ongoing annual subsidy for the facility's operations.

The business case outlines that the estimated capital cost of the facility is \$97.6 million in today's dollars. This includes costs for the Jinan Garden, traffic improvements, external works and project management.

Investigations have indicated that annual operating subsidies for comparable facilities in Australia can exceed \$1 million. The business case has been refined using data from the 2012 JPACF *Market Analysis and Feasibility Study*, Australian Performing Arts Centres Association and performing arts management consultant input. As detailed in the business case the current financial analysis for the JPACF indicates an annual operating subsidy of between \$800,000 and \$900,000 (excluding borrowing costs).

**20 Year Strategic
Financial Plan impact** \$97.6 million.

Impact year 2018-19.

All amounts quoted in this report are exclusive of GST.

Regional significance

The construction of the Joondalup Performing Arts and Cultural Facility will enhance the City Centre as the major commercial, educational, recreational and arts and culture centre for the northern corridor of the Perth metropolitan area.

Sustainability implications

The sustainability implications are contained within the draft business case and will be further considered during the preparation of a detailed design for the facility.

Consultation

From the early stages of the project the City has consulted widely on the JPACF project as follows:

- In the initial scoping and planning phases of the project a comprehensive survey of various schools, community groups and professional cultural and performing arts performers and artists was undertaken by the City.
- In the preparation of the 2012 Market Analysis and Feasibility Study, numerous performing arts managers, local, performing arts venues, arts producers, local cultural organisations and existing, school, convention, sporting and learning facility representatives were consulted with.
- During the architectural design competition for the concept design, ratepayers, residents and the broader community were given the opportunity to view the four conceptual design submissions and vote and comment on their preferred design. The City received over 450 votes and numerous comments.
- On an ongoing basis the City has consulted with performing arts facility managers, the Department of Culture and the Arts and Perth Theatre Trust. It is expected that further interaction with State Government representatives and experts in the performing arts, conferencing, events, exhibitions and education sectors will be undertaken as the project progresses.

COMMENT

The schematic design stage is progressing in accordance with the project program and is scheduled for completion due by mid 2016.

The project Architects ARM Architecture will provide a presentation to the Major Projects Committee.

VOTING REQUIREMENTS

Simple Majority.

Cr Chester left the room at 9.25pm and returned at 9.27 pm.

Chief Executive Officer left the room at 9.28pm and returned at 9.29pm.

MOVED Cr Gobbert SECONDED Cr Dwyer that the Major Projects Committee NOTES the presentation on the progress of the Joondalup Performing Arts and Cultural Facility schematic design stage.

The Motion was Put and

CARRIED (7/0)

In favour of the Motion: Mayor Pickard, Crs Chester, Dwyer, Gobbert, Hollywood, Norman and Taylor.

Mr Andrew Lilleyman, Mr Jeremy Steward, Mr Luke Davey, and Ms Jenny Watson of ARM Architecture and Cr Poliwka left the room at 9.50pm.

Senior Projects Officer left the room at 9.51pm.

Appendix 3 refers

To access this attachment on electronic document, click here: [Attach3agnMP040416.pdf](#)

Mr Tony Hatt, Mr Chad Ferguson and Mr Damon Ferguson of Devwest Group Pty Ltd entered the room at 9.51pm.

Disclosures of Proximity Interest

Name/Position	Cr Russell Poliwka.
Item No./Subject	Item 5 - Confidential - Joondalup City Centre Development - Boas Place Concept Plan.
Nature of interest	Proximity Interest.
Extent of Interest	Cr Poliwka owns property opposite the development site.

ITEM 5 CONFIDENTIAL - JOONDALUP CITY CENTRE DEVELOPMENT - BOAS PLACE CONCEPT PLAN

WARD	North
RESPONSIBLE DIRECTOR	Mr Garry Hunt Office of the CEO
FILE NUMBER	103036, 101515
ATTACHMENT	Attachment 1 Boas Place Concept Plan
AUTHORITY / DISCRETION	Information - includes items provided to Council for information purposes only that do not require a decision of Council (that is for 'noting').

This Report was confidential in accordance with section 5.23(2)(c) of the *Local Government Act 1995*, which also permits the meeting to be closed to the public for business relating to the following:

a contract entered into, or which may be entered into, by the local government and which relates to a matter to be discussed at the meeting.

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

*Cr McLean left the room at 9.57pm and returned at 9.59pm.
Manager Governance left the room at 10.18pm and returned at 10.20pm.
Cr Hollywood left the room at 10.28pm and returned at 10.30pm.
Cr Dwyer left the room at 10.45pm.*

OFFICER'S RECOMMENDATION

That the Major Projects Committee NOTES the identified components and proposed strategy for the delivery of a revised Joondalup City Centre Development – Boas Place Concept Plan.

MOVED Cr Gobbert SECONDED Cr Chester that the Major Projects Committee NOTES the presentation and the identified components and proposed strategy for the delivery of a revised Joondalup City Centre Development – Boas Place Concept Plan.

The Motion was Put and

CARRIED (7/0)

In favour of the Motion: Mayor Pickard, Crs Chester, Dwyer, Gobbert, Hollywood, Norman and Taylor.

Mr Tony Hatt, Mr Chad Ferguson and Mr Damon Ferguson of Devwest Group Pty Ltd left the room at 11.04pm.

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 11.07pm; the following Committee Members being present at that time:

Mayor Troy Pickard
Cr Kerry Hollywood
Cr Philippa Taylor
Cr Liam Gobbert
Cr Mike Norman
Cr John Chester
Cr Sophie Dwyer