

minutes

Major Projects Committee

MEETING HELD ON **MONDAY 13 JUNE 2016**

TABLE OF CONTENTS

Item No.	Title	Page No.
	Declaration of Opening	3
	Declarations of Interest	4
	Apologies/Leave of absence	4
	Confirmation of Minutes	4
	Announcements by the Presiding Member without discussion	5
	Identification of matters for which the meeting may be closed to the public	5
	Petitions and deputations	5
	Reports	6
1	Ocean Reef Marina: Project Status Report – [04171B]	6
2	Joondalup Performing Arts and Cultural Facility – Project Progress Report – [75577]	19
3	Confidential - Joondalup City Centre Development - Project Status Report – [103036]	28
	Urgent Business	30
	Motions of which previous notice has been given	30
	Requests for Reports for future consideration	30
	Closure	30

CITY OF JOONDALUP

MINUTES OF THE MAJOR PROJECTS COMMITTEE MEETING HELD IN CONFERENCE ROOM 2, JOONDALUP CIVIC CENTRE, BOAS AVENUE, JOONDALUP ON MONDAY 13 JUNE 2016.

ATTENDANCE

Committee Members

Mayor Troy Pickard	<i>Presiding Member</i>
Cr Kerry Hollywood	<i>Deputy Presiding Member</i>
Cr Nige Jones	
Cr Liam Gobbert	
Cr Mike Norman	
Cr John Chester	
Cr Russ Fishwick, JP	

Observers

Cr Tom McLean, JP	
Cr Russell Poliwka	<i>to 6.40pm; Absent from 6.33pm to 6.34pm</i>
Cr Philippa Taylor	

Officers

Mr Garry Hunt	Chief Executive Officer
Mr Blignault Olivier	Manager City Projects
Mr John Byrne	Governance Coordinator
Mrs Genevieve Hunter	Senior Projects Officer
Mr Scott Collins	Senior Projects Officer
Mrs Lesley Taylor	Governance Officer

DECLARATION OF OPENING

The Presiding Member declared the meeting open at 6.00pm.

DECLARATIONS OF INTEREST

Disclosure 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 3 – Confidential – Joondalup City Centre Development – Project Status Report.
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

Leave of Absence Previously Approved:

Cr John Chester	18 June to 23 June 2016 inclusive;
Cr Sophie Dwyer	21 June to 26 June 2016 inclusive;
Cr John Logan	27 June to 3 July 2016 inclusive.

CONFIRMATION OF MINUTES

MINUTES OF THE MAJOR PROJECTS COMMITTEE HELD 4 APRIL 2016

MOVED Cr Gobbert, SECONDED Cr Norman that the minutes of the meeting of the Major Projects Committee held on 4 April 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, Fishwick, Gobbert, Hollywood, Jones and Norman.

ANNOUNCEMENTS BY THE PRESIDING MEMBER WITHOUT DISCUSSION

The Presiding Member advised that during the week commencing 6 June 2016, together with the Chief Executive Officer and Director Planning and Community Development, he met with the Minister of Planning to discuss a range of issues in relation to R-Codes and planning schemes; as well as providing a briefing with respect to the Ocean Reef Marina.

As time was limited, arrangements are currently being made to meet with the Minister in her office to specifically discuss the Ocean Reef Marina project.

The Presiding Member stated that a meeting was also held with Mark McGowan MLA, WA Opposition Leader to discuss the three projects forming part of this evening's agenda.

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 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 and to consider the initiation of amendments to the City's *District Planning Scheme No. 2* and district boundary.

GLOSSARY

CHRMAP	Coastal Hazard Risk Management Adaptation Plan
DoP	Department of Planning
DPaW	Department of Parks and Wildlife
EPA	Environmental Protection Authority
ESD	Environmental Scoping Document
MRS	Metropolitan Region Scheme
NPO	Negotiated Planning Outcome
OEPA	Office of the Environmental Protection Authority
Ocean Reef Marina SP	Ocean Reef Marina Structure Plan
PER	Public Environmental Review
SPP	State Planning Policy
WAPC	Western Australian Planning Commission

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 4 April 2016:

- Investigations to support the Ocean Reef Marina Structure Plan (SP), Metropolitan Region Scheme (MRS) Amendment and environmental assessment.

- Submission of the draft Public Environmental Review (PER) to the Office of the Environmental Protection Authority (OEPA) for review.
- Stakeholder engagement.
- Engagement with the State Government regarding the proponentcy of the project.
- Preparation of documents to facilitate the implementation of the Ocean Reef Marina communications plan.

Details of the above items are provided in this Report.

The project is progressing in accordance with the Ocean Reef Marina Indicative Approvals Timeline (Attachment 1 refers).

Ocean Reef Marina Structure Plan

It has always been proposed that the Ocean Reef Marina SP would be submitted and advertised concurrently with the MRS Amendment. Following gazettal of the MRS Amendment, the structure plan would then be formally considered and adopted. However, the recent introduction of the *Planning and Development (Local Planning Schemes) Regulations 2015* has impacted on the proposed methodology and timing.

Once developed, parts of the Ocean Reef Marina will fall outside of the City of Joondalup district boundary and the City's *District Planning Scheme No. 2 (DPS2)* boundary. The new regulations now specifically restrict the preparation of a structure plan to areas within the boundary of the local government's local planning scheme. As the marina will fall outside of the boundary of the City's DPS2, the City is now unable to formally prepare, lodge and advertise the structure plan for the purposes of the *Planning and Development (Local Planning Schemes) Regulations 2015*. The City can still make the preliminary Ocean Reef Marina SP publically available outside of the formal planning process; however the structure plan will still need to be lodged and advertised formally once the City's local planning scheme boundary has changed to reflect the MRS Amendment.

District Boundary and District Planning Scheme No. 2 amendment

In order to progress the project, it will be necessary to amend the City of Joondalup district boundary as well as the City's DPS2. It is recommended that an amendment to DPS2 and the district boundary be initiated and advertised concurrently with the MRS Amendment and PER. It is also recommended that the preliminary Ocean Reef Marina SP be made available to the public during this advertising period. This will ensure that the community has the opportunity to consider the entire suite of planning documents at the same time as well as obtaining information on the proposed urban design outcomes through the structure plan.

It is therefore recommended that the Major Projects Committee:

- 1 *NOTES the Ocean Reef Marina Project Status Report.*
- 2 *NOTES that a report will be presented to Council for the initiation of an amendment to District Planning Scheme No. 2 to:*
 - 2.1 *modify the scheme boundary to reflect the proposed Metropolitan Region Scheme Amendment 1270/41 – Ocean Reef Marina Development;*

- 2.2 zone 'Urban Development' the areas that fall outside of District Planning Scheme No. 2 that are proposed to be zoned 'Urban' under the proposed Metropolitan Region Scheme Amendment 1270/41 – Ocean Reef Marina Development;
- 3 NOTES that a report will be presented to Council for the initiation of an amendment to the City's district boundary to incorporate the Ocean Reef Marina development.

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 (Attachment 1 refers), 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

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 (NPO) 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.”

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 (Attachment 1 refers), 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
• Submission to the 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 SP, 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 most appropriate approach to ensuring that high quality town planning and urban design outcomes are achieved within the development.

It was anticipated that the Ocean Reef Marina SP would be advertised concurrently with the MRS Amendment and PER. 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 can be made. However, the introduction of the *Planning and Development (Local Planning Schemes) Regulations 2015* has impacted on the proposed approach. These issues are discussed later in this report.

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

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

Further, at its meeting held on 6 October 2015 (CJ175-10/15 refers) it was agreed that Council, *inter alia*:

- “3 *Requests the Minister for Planning, the Hon John Day MLA and the Acting Minister for the Environmental, the Hon Liza Harvey MLA formally endorse the concurrent statutory advertising for the Metropolitan Region Scheme Amendment and Public Environmental Review associated with the Ocean Reef Marina Project;”*

DETAILS

Environmental and Planning Approvals

Metropolitan Region Scheme Amendment

As noted by the Major Projects Committee at its meeting held on 4 April 2016, the City forwarded the draft Ocean Reef Marina NPO to the DoP, Department of Parks and Wildlife (DPaW) and the OEPA on 23 February 2016 for review. Formal negotiations with these 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 are continuing.

DPaW has advised the City, via correspondence received on 8 April 2016 that it has no objections to the draft NPO. However, DPaW recommended that reference to the northern metropolitan area is removed from the draft document in reference to any potential acquisitions.

The draft NPO proposed an acquisition fund (estimated at \$1.6 million) for the acquisition of land to add to the conservation estate, potentially utilised as follows:

- Purchase 26ha of a largely uncleared property (or part thereof) in the northern metropolitan area for contribution to the adjacent conservation estate.
or
- Purchase a much larger area (for example 300ha) of uncleared land north of the metropolitan area in an area that has been identified as a priority for conservation by Parks and Wildlife for the establishment of a new conservation reserve.
or
- Purchase of a lower value site (for example \$1 million) that still meets the minimum criteria above with use of the remaining funds for rehabilitation and management – potentially in an area where ecological linkages can be improved through the protection of existing very good to excellent condition vegetation and rehabilitation of degraded land.

DPaW has suggested that removal of reference to the northern metropolitan area will help ensure that a broader area can be considered for potential acquisition sites and that this is likely to assist in finding a suitable site that meets all the required criteria. DPaW is aware of numerous sites in close proximity to both Yalgorup National Park and the coastline, south of the metropolitan area that may also meet the criteria for acquisition through the NPO process.

Comment on the draft NPO from the DoP and OEPA is expected to be received within the next month.

At the request of the DoP, supplementary environmental reporting advice has been provided particularly in relation to the project's compliance with State Planning Policy 2.6 *State Coastal Planning Policy* (SPP 2.6 [WAPC 2013²]) and the *Coastal Hazard Risk Management Adaptation Plan* (CHRMAP) *Guidelines* (WAPC 2014³).

The Ocean Reef Marina CHRMAP, required to support the PER, MRS Amendment and Ocean Reef Marina SP, was completed by marine engineering consultants M P Rogers & Associates taking into consideration SPP 2.6 and the CHRMAP Guidelines. The CHRMAP together with the Concept Design Review and Cyclone Modelling Report was forwarded to the DoP for review and comment.

In addition to the above, the Bushfire Hazard and Bushfire Attack Level Assessment (BAL), included in the supporting documentation for the MRS Amendment request report submitted to the WAPC in April 2014, is currently being updated in line with new State Planning Policy 3.7 *Planning in Bushfire Prone Areas* (WAPC 2016⁴).

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

On 6 May 2016 the City formally submitted the draft PER together with the required investigations and studies to the OEPA for review and comment.

The draft PER presents an environmental review of the Ocean Reef Marina, including a detailed description of the key components, environmental impacts and proposed environmental management measures for the relevant environmental factors identified by the ESD.

The document describes the specific studies and investigations conducted by the City in relation to the preliminary key environmental factors identified in the ESD, as well as those identified through consultation and screening processes. The objectives of the draft PER are to:

- ensure that the full environmental effects of the Ocean Reef Marina are properly understood
- inform mitigation and optimal management controls
- enable a reliable and knowledge-based environmental impact assessment to be conducted.

The draft PER does not include an assessment of the terrestrial components of the Ocean Reef Marina development except where impacts from land-based development have the potential to significantly impact on the marine environment. The terrestrial components of the development are being progressed through the MRS Amendment and Ocean Reef Marina SP.

² Western Australian Planning Commission (2013), State Planning Policy No. 2.6 *State Coastal Planning Policy*, http://www.planning.wa.gov.au/dop_pub_pdf/SPP2.6_Policy.pdf.

³ Western Australian Planning Commission (2014), *Coastal hazard risk management and adaption planning guidelines*, http://www.planning.wa.gov.au/dop_pub_pdf/CHRMAP_Guidelines.pdf.

⁴ Western Australian Planning Commission (2016), State Planning Policy No 3.7 *Planning in Bushfire Prone Areas*, http://www.planning.wa.gov.au/dop_pub_pdf/SPP_3.7_Planning_in_Bushfire_Prone_Areas.pdf.

The OEPA has advised the City that the draft PER has been forwarded to the DoP, DPaW, Department of Transport and Department of Fisheries for comment on whether the requirements of the ESD have been met. A schedule has been prepared for engagement with these agencies to identify and discuss issues that may arise as well as how best to amend the draft PER prior to the public comment period.

The OEPA also intends to meet with the DoP to discuss the concurrent advertising of the PER and MRS Amendment and how that would occur in terms of steps and timing.

Once comments have been received from all relevant agencies, the draft PER will be finalised and presented to the Major Projects Committee for consideration with a recommendation for Council endorsement to submit the PER to the Environmental Protection Authority to enable the formal assessment process to commence. In accordance with the process and timeline outlined earlier in this report, it is anticipated that this will occur in August 2016. It should be noted however that this timeline is based on a number of key assumptions and is subject to variation.

Ocean Reef Marina Structure Plan

The City, in liaison with the DoP on the preliminary Ocean Reef Marina SP, has been considering the most suitable approach to ensuring that high quality town planning and urban design outcomes are achieved within the development; particularly in view of the introduction of the *Planning and Development (Local Planning Schemes) Regulations 2015* and the *Structure Plan and Local Development Plan Frameworks*.

Throughout the project, it has been anticipated that the Ocean Reef Marina SP could be submitted and advertised with the PER and the MRS Amendment. Formal consideration and adoption of the structure plan would then occur following gazettal of the MRS Amendment.

Further, as a fully developed Ocean Reef Marina will fall outside of the City's local scheme and district boundary area, it was also anticipated that the required amendments to DPS2 and the City's district boundary would also be advertised concurrently with the MRS Amendment, PER and Ocean Reef Marina SP.

Prior to the gazettal of the *Planning and Development (Local Planning Schemes) Regulations 2015* in October 2015 there was no specific requirement restricting the preparation of a structure plan to a particular area. However, the new regulations now specifically restrict the preparation of a structure plan to areas within the boundary of the local government's local planning scheme. Legal advice received by the City in May 2016 confirms that this restriction prohibits the City from processing the structure plan under the *Planning and Development (Local Planning Schemes) Regulations 2015*, until the scheme boundary has been amended to include the Ocean Reef Marina.

As the marina will fall outside of the boundary of the City's DPS2, the City is now unable to formally prepare, lodge and advertise the structure plan for the purposes of the *Planning and Development (Local Planning Schemes) Regulations 2015*. The City can still advertise the preliminary Ocean Reef Marina SP outside of the formal planning process, however the final structure plan will still need to be lodged and advertised formally once the City's DPS2 boundary has changed to reflect the MRS Amendment.

District Boundary and District Planning Scheme No. 2 amendment

In order to progress the project, it will be necessary to amend the City of Joondalup district boundary as well as the City's DPS2. There is a risk in progressing these boundary amendments ahead of the MRS Amendment, given these new boundaries will be based on the final outcome of the MRS Amendment. In addition, there is significant risk that any

amendment to the City's DPS2 boundary will not be able to proceed or be finalised until it falls within the City's district boundary. If Council proceeds with the initiation and advertising of such a DPS2 amendment, it is likely that reinitiation and readvertising will be required after the district boundary has changed and before the DPS2 amendment could be finalised.

The City will continue to engage with the DoP to ensure that the most appropriate and streamlined process for the Ocean Reef Marina SP is undertaken. However, given the importance of presenting all of the information to the public on this matter, and in view of the legal advice received regarding the inability to progress a structure plan without the DPS2 boundary first being amended, it is recommended that an amendment to DPS2 and the district boundary be initiated and advertised concurrently with the MRS Amendment and PER.

Further, it is proposed that the preliminary Ocean Reef Marina SP be made available to the public concurrently with the advertising of the PER and MRS Amendment. As previously outlined, it is of significant importance that all possible detailed information is available to, and considered by, the public at the same time. The structure plan will provide the community with information on the proposed guidelines for the development and the built form and provides an explanation as to why the specific built forms are in a particular location. The structure plan will be supported by the current concept plan, technical information and studies supporting the City's vision for the development.

Once the DPS2 amendment, District Boundary amendment and MRS Amendment have been finalised and gazetted, the formal process for consideration of the final Ocean Reef Marina SP can be instigated. The process and timeline for formal consideration of the Ocean Reef Marina SP is broadly outlined as follows:

• Final notification of the MRS Amendment.	January 2018
• Formal lodgement to the City of the structure plan.	January 2018
• Preliminary assessment of the structure plan.	February 2018
• Formal advertising of the structure plan by the City.	March 2018
• Consideration of submissions.	May 2018
• Assessment and adoption of the structure plan by the WAPC.	September 2018

It should be noted that the proposed timelines are based on a number of key assumptions, the timing of the PER and MRS Amendment finalisation and are subject to variation.

The adoption of the new *Planning and Development (Local Planning Schemes) Regulations 2015* by the DoP in October 2015 and the change in the process (as discussed above) impacted on the indicative approval timelines. Previously it was anticipated that the assessment and adoption of the structure plan by the WAPC would conclude by mid 2018. However, it is now anticipated that formal advertising of the Ocean Reef Marina SP will occur in the first half of 2018 with the statutory process and adoption occurring in the second half of 2018. As a result, the Indicative Approvals Timeline (Attachment 1 refers) has been updated accordingly.

Stakeholder engagement

The City has continued to liaise with the OEPA, DPaW, DoP and other relevant agencies on the preparation and finalisation of the PER, MRS Amendment and Ocean Reef SP. In addition to the above, the following has occurred:

- A formal response was sought from Hon. Liza Harvey MLA (Deputy Premier and the Minister assigned to the environmental assessment process) and Hon. Donna Faragher MLC (Minister for Planning) confirming support for the concurrent assessment process and public advertising of the MRS Amendment and PER.
- The Chairman of the EPA, Dr Tom Hatton was briefed in the project and the PER by the Chief Executive Officer and environmental consultants Strategen at a meeting held on 11 May 2016.
- A meeting of the Ocean Reef Marina Steering Committee was held on 19 May 2016. Committee members were briefed on the status of the project with particular reference to the PER, MRS Amendment and Ocean Reef Marina SP.
- Members of the Board and Executive of LandCorp visited the Ocean Reef Marina site with the Chief Executive Officer on 23 May 2016.

State Government Proponency

In October 2015 the City requested that the then 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 given assistance to LandCorp by providing a substantial amount of project information. In May 2016 LandCorp advised the City that the review had been completed and the finalisation of the draft report was imminent. It is anticipated that the draft report will be provided to the Chief Executive Officer of LandCorp for consideration and review within the next month. It is further anticipated that the final report will be presented to the Executive and Board of LandCorp and ultimately the Minister for Planning.

In light of recent media statements from the Hon. Albert Jacob MLA (Member for Ocean Reef) and Mr Jan Norberger MLA (Member for Joondalup) the City is seeking confirmation from the Department of Premier and Cabinet on the State Government commitment of financial support for the project. Confirmation is also being sought on the development and execution of a renewed Memorandum of Understanding.

At its meeting held on 19 April 2016 (CJ064-04/16 refers) it was agreed that Council, among other things:

“2 REQUESTS the City briefs 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.”

On 8 June 2016 Mayor Pickard and the Chief Executive Officer met with the Hon. Mark McGowan MLA, Leader of the Opposition. Detailed information on the project was provided together with a request for confirmation of support for the project.

Communications Plan

The materials required for community engagement are currently being prepared. The activities as detailed in the Ocean Reef Marina Communications Strategy, noted by Council at its meeting held on 19 April 2016 (CJ065-04/16 refers), will commence once certainty regarding the date for public advertising of the MRS Amendment and PER is established.

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 and Conservations Act 1999 (Cwlth).*

The approvals for the development are influenced by various Western Australian Position Statements and Guidance Statements, guidelines and policies, including:

- *Development Control Policy 1.8: Canal Estates and Artificial Waterways Developments*
- *SPP 2.6: State Coastal Planning Policy*
- *SPP 2.8: Bushland Policy for the Perth Metropolitan Region*
- *SPP 3.7 Planning in Bushfire Prone Areas*
- *Environmental Assessment Guidelines Nos 1, 3, 6, 7, 8, 9, 10 and 15*
- *Guidelines for Preparing a Public Environmental Review*
- *Perth's Coastal Waters: Environmental Values and Objectives*
- *Sea Level Change in Western Australia – Application of Coastal Planning*
- *Coastal Hazard Risk Management and Adaptation Planning Guidelines.*

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	\$1,120,397
Balance	\$ 302,527

Note: The 2015-16 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	\$1,120,397
LESS Grants Received	<u>\$ (785,500)</u>

Total City Expenditure \$4,946,304

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 and 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, 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 the preliminary Ocean Reef SP will occur in the latter half of 2016. An initiation of amendments to the City's DPS2 and district boundary would also enable advertising of all planning and environmental assessment documentation concurrently.

VOTING REQUIREMENTS

Simple Majority.

MOVED Cr Chester, SECONDED Cr Hollywood that the Major Projects Committee:

- 1 NOTES the Ocean Reef Marina Project Status Report;**
- 2 NOTES that a report will be presented to Council for the initiation of an amendment to *District Planning Scheme No. 2* to:**
 - 2.1 modify the scheme boundary to reflect the proposed Metropolitan Region Scheme Amendment 1270/41 – Ocean Reef Marina Development;**
 - 2.2 zone ‘Urban Development’ the areas that fall outside of District Planning Scheme No. 2 that are proposed to be zoned ‘Urban’ under the proposed Metropolitan Region Scheme Amendment 1270/41 – Ocean Reef Marina Development;**
- 3 NOTES that a report will be presented to Council for the initiation of an amendment to the City’s district boundary to incorporate the Ocean Reef Marina development.**

The Motion was Put and

CARRIED (7/0)

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

Appendix 1 refers

To access this attachment on electronic document, click here: [Attach1agnMPC160613.pdf](#)

ITEM 2 JOONDALUP PERFORMING ARTS AND CULTURAL FACILITY - PROJECT PROGRESS REPORT

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

PURPOSE

For the Major Projects Committee to note the progress on the Joondalup Performing Arts and Cultural Facility (JPACF) project.

GLOSSARY

ARM Architecture	Ashton Raggatt MacDougall Pty Ltd.
JPACF	Joondalup Performing Arts and Cultural Facility.
NSRF	National Stronger Regions Fund.
SROI	Social Return on Investment.

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 (JPACF) 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 Ashton 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.”*

At its meeting held on 4 April 2016 the Major Projects Committee noted a presentation on the progress of the schematic design stage delivered by the project architects Ashton Raggatt MacDougall Pty Ltd (ARM Architecture). Since then ARM Architecture has continued with the schematic design process and has now submitted a draft schematic design report to the City. The City, with the assistance of specialist consultants, are reviewing the report and are continuing to work with ARM Architecture with a view to receiving a final report in coming weeks. It is intended that the final report along with an accompanying business case will be presented to the Major Projects Committee at its meeting to be held on 1 August 2016.

In March 2016 the City submitted a grant application for \$10 million to Round Three of the Federal Government's National Stronger Regions Fund (NSRF). Announcement of successful applications is expected in July 2016. The City engaged specialist consultants to assist with the preparation of the NSRF application. Work by the consultants provided an additional layer to the extensive body of work already completed for the project, positioning the JPACF in a broader context and identifying a range of additional local and regional social and economic benefits.

More recently the City has continued to expand this research, undertaking further analysis of potential social return on investment (SROI) resulting from the JPACF. This work will develop new content on SROI, to be included in a revised business case, along with input resulting from the completion of the schematic design process.

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

- 1 *progress of the Joondalup Performing Arts and Cultural Facility schematic design process;*
- 2 *progress of the Joondalup Performing Arts and Cultural Facility Business Case.*

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 former 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 Ashton 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.”*

At its meeting held on 4 April 2016 the Major Projects Committee noted a presentation on the progress of the schematic design stage from the project architects ARM Architecture.

DETAILS

Schematic Design Stage

In February 2016 ARM Architecture commenced the schematic design stage for the JPACF. Since the meeting of the Major Projects Committee held on 4 April 2016, where the progress on the schematic design stage was presented, a draft of the schematic design report was prepared. The City, assisted by specialist and technical consultants has been reviewing the draft by undertaking a detailed analysis of the schematic designs and the potential cost implications.

The schematic design report will cover the overarching strategy for the project and will include detailed planning and technical specifics, rendered artists impressions and development plans. The report will also provide details of the work from the numerous specialist sub-consultants involved in the schematic design process and contains a vast amount of technical information including a detailed costs schedule. The City's team of technical and financial officers and specialist external consultants are currently liaising with ARM Architecture to review the draft schematic design report to ensure it meets the requirements and expectations set out in the JPACF philosophies and parameters.

In undertaking the schematic design stage ARM Architecture commissioned and coordinated a specialised design team comprising theatre, acoustic, building services, ecological sustainable development, structural/civil and traffic consultants. A quantity surveyor was also engaged by ARM Architecture and is continuing to work through a process of value engineering. The City has engaged the services of an architectural advisor – Mr Rod Mollett, to facilitate the schematic design process and to offer expert opinion on the process and deliverables. The City also engaged a performing arts management and operations consultant to advise the City on the manageability of the facility as it transitions through the schematic design process.

All aspects of the conceptual design were reviewed in detail, design principles questioned and specialist input sought and incorporated. While the design intent from the concept was strictly adhered to there have nonetheless been changes made to the design that have significantly improved the overall design and constructability of the project.

Some of these changes have the potential to create further opportunities with regards to the management and operations of the facility. For example the art gallery has now been reconfigured and relocated to a ground floor location, providing a dedicated ground level external access at the corner of Teakle Court and Grand Boulevard and an opportunity for street level activation and better access for patrons. The gallery space can now be extended as required through the black box theatre and beyond to the main foyer of the facility. This truly flexible space can be utilised independently to the rest of the facility therefore creating potential opportunities for additional patronage and an increase in uses such as functions and exhibitions. This has effectively resulted in the creation of additional space within the facility which if managed effectively has the ability to increase income streams for the JPACF. The reconsideration of the gallery space has also included provisions for humidity and lighting control which will enable a wide range of high quality touring exhibitions, providing a unique prospect for Perth's northern corridor.

Other significant changes resulting from the detailed analysis of the various building functions and input by specialist project advisors include:

- foyer layout and access to theatres
- relationship between the black box theatre and the main foyer
- café, bars and public amenities replanned to improve capacity, outlook and flow
- location and form of the primary foyer stair access
- improved lift access
- improved connection between the car park, foyer and community spaces
- other changes to reflect input by sub consultants and to accommodate various building services
- more detailed internal planning of the back of house and the connectivity between the various spaces
- rationalisation of the external fabric and roof structure in terms of materiality and constructability
- external forecourt and surrounds further developed.

The City is currently continuing to work with ARM Architecture to revise the schematic design report and undertake a process of value engineering to finalise costings for the facility. The finalised schematic design report will feed into the business case for the JPACF. It is intended that the final report along with an accompanying business case will be presented to the Major Projects Committee meeting to be held on 1 August 2016.

National Stronger Regions Fund

As noted by Council at its meeting held on 15 December 2015 (C77-12/15 refers), the City prepared and submitted a grant application for \$10 million to Round Three of the Federal Government's NSRF in March 2016. The NSRF guidelines indicate that the announcement of successful applications is expected in July 2016. However staff from the Federal Department of Infrastructure and Regional Development responsible for administering the NSRF have recently indicated that decisions regarding the program will be a matter for the Australian Government following the 2016 Federal Election.

It should be noted that the current funding assumptions for the JPACF include a Federal Government contribution of \$10 million toward the capital costs of the facility.

Business Case

The JPACF business case is continuing to evolve as the project progresses through the various stages of planning and design.

Since Council last noted the JPACF Business Case at its meeting held on 15 December 2015, additional research was undertaken to strengthen the case, particularly for the purposes of the Round Three NSRF grant application. This work provided an additional layer to the extensive body of work already completed for the project, positioning JPACF in a broader context and identifying a range of additional local and regional social and economic benefits. The work also expanded the initial steps taken in building a benefit cost ratio for the JPACF by taking account of the broader regional economic benefits. However it was noted that further work to explore and quantify the social and economic benefits of the project will significantly strengthen the JPACF Business Case.

The City has recently engaged specialist consultants to undertake further analysis of potential social return on investment (SROI) resulting from the JPACF. The social and economic benefits of arts and culture have been widely researched however there is increasing demand from decision makers for the translation of benefits into quantified financial returns in order to justify investment. The work currently being undertaken will develop new content on SROI, to be included in a revised business case along with input resulting from the completion of the schematic design process.

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, however these are indicative timescales. There are a wide number of issues that will impact the project plan. The timescales will be subject to further review upon completion of the schematic design phase of the project.

Financial / budget implications

Current 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	\$ 772,058
Balance	\$ 964,896

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. The capital costs for the JPACF will be reviewed upon completion of the schematic design phase and the business case updated accordingly.

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 JPACF 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 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 on-going basis the City has consulted with performing arts facility managers, the Department of Culture and the Arts and the Perth Theatre Trust. The City has also liaised with experts in the performing arts, conferencing, events, exhibitions and education sectors.
- The City has briefed Government and Opposition representatives at both state and federal level highlighting the local and regional, social and economic benefit of this proposed facility, with the intention of obtaining financial support.
- Throughout the various phases of the project consultants specialising in facility operation and management, architecture and social, economic and financial analysis, have been engaged by the City.

COMMENT

The schematic design stage has, through the efforts of a dedicated and talented design team, delivered a very well resolved, aesthetically exciting public building, that if realised will not only provide the City of Joondalup with an outstanding community asset but also an iconic piece of architecture.

VOTING REQUIREMENTS

Simple Majority.

Cr Poliwka left the room at 6.33pm and returned at 6.34pm.

MOVED Cr Hollywood, SECONDED Cr Gobbert that the Major Projects Committee NOTES the:

- 1 progress of the Joondalup Performing Arts and Cultural Facility schematic design stage;**
- 2 progress of the Joondalup Performing Arts and Cultural Facility Business Case.**

The Motion was Put and

CARRIED (7/0)

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

Cr Poliwka left the room at 6.40pm.

Disclosure of Proximity Interest

Name/Position	Cr Russell Poliwka.
Item No./Subject	Item 3 – Confidential – Joondalup City Centre Development – Project Status Report.
Nature of interest	Proximity Interest.
Extent of Interest	Cr Poliwka owns property opposite the development site.

ITEM 3 CONFIDENTIAL - JOONDALUP CITY CENTRE DEVELOPMENT - PROJECT STATUS REPORT

WARD	North
RESPONSIBLE DIRECTOR	Mr Garry Hunt Office of the CEO
FILE NUMBER	103036, 101515
ATTACHMENTS	Nil.

(Please Note: This Report is confidential and will appear in the official Minute Book only).

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

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

Information about the business, professional, commercial or financial affairs of a person.

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

OFFICER'S RECOMMENDATION

That the Major Projects Committee NOTES the Joondalup City Centre Development Project Status Report.

MOVED Cr Gobbert, SECONDED Cr Jones that the Major Projects Committee:

- 1 NOTES the Joondalup City Centre Development Project Status Report;**
- 2 REQUESTS that the Chief Executive Officer submit a report to the Major Projects Committee on the opportunity for the development of an office complex within the Boas Place Concept Plan locality involving part ownership of the facility by the City of Joondalup in association with other commercial parties.**

The Motion was Put and

CARRIED (7/0)

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

URGENT BUSINESS

Nil.

MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil.

REQUESTS FOR REPORTS FOR FUTURE CONSIDERATION

Nil.

CLOSURE

There being no further business, the Presiding Member declared the meeting closed at 7.07pm; the following Committee Members being present at that time:

Mayor Troy Pickard
Cr Kerry Hollywood
Cr Nige Jones
Cr Liam Gobbert
Cr Mike Norman
Cr John Chester
Cr Russ Fishwick, JP