

# minutes

## Major Projects Committee

MEETING HELD ON **MONDAY 1 AUGUST 2016 AND  
TUESDAY 2 AUGUST 2016**

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## CITY OF JOONDALUP

### MINUTES OF THE MAJOR PROJECTS COMMITTEE MEETING HELD IN CONFERENCE ROOMS 2 AND 1, JOONDALUP CIVIC CENTRE, BOAS AVENUE, JOONDALUP ON MONDAY 1 AUGUST 2016 AND TUESDAY 2 AUGUST 2016.

#### ATTENDANCE

##### Committee Members

Mayor Troy Pickard	<i>Presiding Member</i>	<i>Absent from 8.31pm to 8.38pm</i>
Cr Kerry Hollywood	<i>Deputy Presiding Member</i>	<i>from 8.31pm to 8.38pm;</i> <i>Absent from 9.24pm to 9.26pm</i>
Cr Nige Jones		
Cr Liam Gobbert		
Cr Mike Norman		
Cr John Chester		<i>Absent from 8.28pm to 8.31pm</i>
Cr Russ Fishwick, JP		<i>Absent from 9.19pm to 9.21pm</i>

##### Observers

Cr Philippa Taylor		
Cr Russell Poliwka		<i>to 8.45pm; Absent from 8.28pm to 8.31pm</i>
Cr Tom McLean, JP		
Cr Sophie Dwyer		

##### Officers

Mr Garry Hunt	Chief Executive Officer	
Ms Dale Page	Director Planning and Community Development	
Mr Blignault Olivier	Manager City Projects	<i>Absent from 7.32pm to 7.34pm; 7.46pm to 7.50pm</i> <i>and from 8.45pm to 8.47pm</i>
Mr Brad Sillence	Manager Governance	
Mrs Genevieve Hunter	Senior Projects Officer	
Mr Scott Collins	Senior Projects Officer	<i>to 8.28pm</i>
Mrs Lesley Taylor	Governance Officer	

##### Guests

#### In relation to Item 1 - Joondalup Performing Arts and Cultural Facility – Project Status Report

Mr Ian McDougall	Project Director, ARM Architecture	<i>from 7.00pm to 8.28pm</i>
Mr Andrew Lilleyman	Design Director, ARM Architecture	<i>from 7.00pm to 8.28pm</i>
Mr Luke Davey	Project Architect, ARM Architecture	<i>from 7.00pm to 8.28pm</i>
Ms Jenny Watson	Project Team, ARM Architecture	<i>from 7.00pm to 8.28pm</i>
Mr Jim Hultquist	Senior Theatre Consultant (Schuler Shook)	<i>from 7.00pm to 8.28pm</i>
Mr Michael Chappell	Managing Director, Pracsys	<i>from 7.00pm to 8.28pm</i>
Ms Francesca Catalano	Consultant, Pracsys	<i>from 7.00pm to 8.28pm</i>

In relation to Item 4 - Confidential - Joondalup City Centre Development – Project Status Report

Mr Tony Hatt	Chief Executive Officer, Dewwest Group Pty Ltd	
Mr Chad Ferguson	Executive Director, Dewwest Group Pty Ltd	<i>from 8.47pm to 10.14pm</i>
Mr Damon Ferguson	Executive Director, Dewwest Group Pty Ltd	<i>from 8.47pm to 10.14pm</i>
Mr Will Schofield	Woods Bagot Architecture	<i>8.47pm to 10.14pm</i>

**DECLARATION OF OPENING**

The Presiding Member declared the meeting open at 7.00pm.

**DECLARATIONS OF INTEREST**

**Disclosures 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.

<b>Name/Position</b>	<b>Cr Russell Poliwka.</b>
<b>Item No./Subject</b>	Item 4 - Joondalup City Centre Development – Project Status Report.
<b>Nature of interest</b>	Proximity Interest.
<b>Extent of Interest</b>	Cr Poliwka owns property opposite the development site.

<b>Name/Position</b>	<b>Cr Russell Poliwka.</b>
<b>Item No./Subject</b>	Item 5 - Confidential – Joondalup City Centre Development – Project Structure/Model.
<b>Nature of interest</b>	Proximity Interest.
<b>Extent of Interest</b>	Cr Poliwka owns property opposite the development site.

**Disclosures of interest affecting impartiality**

Nil.

## **APOLOGIES/LEAVE OF ABSENCE**

### **Apology**

Cr John Logan.

### **Leave of Absence Previously Approved**

Cr Liam Gobbert	29 August to 4 October 2016 inclusive;
Cr Sophie Dwyer	11 September to 16 September 2016 inclusive;
Cr Sophie Dwyer	6 November to 11 November 2016 inclusive.

## **CONFIRMATION OF MINUTES**

### **MINUTES OF THE MAJOR PROJECTS COMMITTEE HELD ON 13 JUNE 2016**

**MOVED Cr Gobbert, SECONDED Cr Hollywood that the minutes of the meeting of the Major Projects Committee held on 13 June 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 Noman.

## **ANNOUNCEMENTS BY THE PRESIDING MEMBER WITHOUT DISCUSSION**

The Presiding Member thanked the teams from ARM Architecture and Pracsys for their comprehensive and informative presentations prior to the Major Projects Committee meeting in relation to the Joondalup Performing Arts and Cultural Facility.

## **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 JOONDALUP PERFORMING ARTS AND CULTURAL FACILITY – PROJECT STATUS REPORT

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

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## PURPOSE

For the Major Projects Committee to note updated information on the Joondalup Performing Arts and Cultural Facility (JPACF) schematic design and social and economic impacts.

## 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 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 ARM Architecture and at its meeting held on 13 June 2016 the Major Projects Committee noted further progress on the project, including work undertaken by consultants on the social and economic impact of the JPACF.

Since then ARM Architecture has finalised the schematic design process and has now completed a draft schematic design report. A presentation on the details of the schematic design report along with details of the work undertaken in relation to social and economic impacts will be made to the Major Projects Committee. Subsequent to feedback from the Major Projects Committee the Business Case will be refined and presented for Council approval.

It should be noted that the City prepared and submitted a grant application for \$10 million to Round Three of the Federal Government's National Stronger Regions (NSRF) Fund in March 2016. The NSRF guidelines indicate that the announcement of successful applications is expected in July 2016 however at the time of writing this report no announcements had been made.

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

- 1 *Joondalup Performing Arts and Cultural Facility Project Status Report;*
- 2 *Business Case for the Joondalup Performing Arts and Cultural Facility will be reviewed and refined for Council's approval in view of the outcomes of the schematic design stage.*

## **BACKGROUND**

At its meeting held on 20 February 2013 the 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 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 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 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 JPACF Steering Committee at its meeting held on 22 July 2015.



As recommended by the 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.”*

The City prepared and submitted a grant application for \$10 million to Round Three of the Federal Government’s NSRF in March 2016.

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.

At its meeting held on 13 June 2016 the Major Projects Committee noted the progress on the project.

## **DETAILS**

### Schematic Design Report

The draft schematic design report for the JPACF has now been completed. The report covers the overarching design strategy for the project and includes detailed planning and technical specifications, development plans, rendered artists impressions and costings.

The City, working with ARM Architecture, undertook a process of value engineering to finalise costings for the facility. Based on the completed schematic design report the capital cost for the JPACF has been revised from \$97.6 million to \$99.7 million.

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, traffic and quantity surveyor consultants. A second quantity surveyor consultant was also engaged by ARM Architecture to undertake a peer review of the costings.

From an early stage of the project and on an on-going basis the City 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 progressed through the schematic design process.

All aspects of the conceptual design were reviewed in detail, design principles were questioned and specialist input sought and incorporated. While the design intent from the concept was adhered to there have nonetheless been changes made to the design. These changes have led to an increase in the capital costs however significantly improved the overall design and constructability of the JPACF.

Changes to the concept design resulting from the detailed analysis of the various building functions and input by specialist project advisors include:

- foyer layout and access to theatres and the gallery
- 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.

### Business Case

During the undertaking of the schematic design process additional research into economic and social impacts of the JPACF was commissioned. The work undertaken provides 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 expands the initial steps taken in building a benefit cost ratio for the JPACF by taking account of the broader regional economic benefits.

Specialist consultants Pracsys undertook analysis of potential social return on investment (SROI) resulting from the development of 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. Additional research was also undertaken into how the JPACF will address disadvantage in Perth's northern corridor. This work was a particular requirement of a funding application for the National Stronger Regions Fund.

The additional research along with updated costing details resulting from the schematic design process has now been used to build an overall benefit cost ratio for the JPACF.

### Funding

The funding strategy for the facility assumes a contribution of \$10 million from the Federal Government towards the capital costs. As noted by the Major Projects Committee at its meeting held on 13 June 2016 the City prepared and submitted a grant application for \$10 million to Round Three of the Federal Government's National Stronger Regions Fund (NSRF) in March 2016.

The NSRF guidelines indicate that the announcement of successful applications is expected in July 2016 however at the time of writing this report no announcements had been made. The City has previously been advised by staff from the Federal Department of Infrastructure and Regional Development, the department responsible for administering the NSRF, that decisions regarding the program will be a matter for the Australian Government following the 2016 Federal Election.

The NSRF program commenced in 2015 and provides funding of \$1 billion over five years. In Round One and Two of the program 163 applicants were successful in obtaining funding for projects with several cultural and arts projects receiving funding as outlined below:

NSRF Round	Applicant	Project Name	Project Description	Project Value	Funding Approved
1	Casey City Council, Vic	Regional Arts Centre (Stage 1)	Regional Arts Centre including a theatre, studio space, function centre and regional art gallery (Stage 1)	\$55,000,000 (Stage 1) Total Project \$125,000,000	<b>\$10,000,000</b>
2	Eurobodall a Shire Council, NSW	Library, Arts and Cultural Hub Stage 1	The outcome of this project is Stage 1 of the Moruya Library, Arts and Cultural Hub.	\$1,000,000	<b>\$500,000</b>
2	Gosford City Council, NSW	Regional Performing Arts and Conference Centre	Includes a 1000 seat multipurpose auditorium, a 200 seat studio and associated facilities.	\$30,000,000	<b>\$10,000,000</b>
2	Goulburn Mulwaree Council, NSW	Performing Arts Centre	Centre for performing arts, entertainment experiences.	\$4,000,000	<b>\$1,000,000</b>
2	Lismore City Council, NSW	Cultural Precinct	A signature Town Square and Cultural Precinct for Lismore, including redeveloped Regional Gallery.	\$5,800,000	<b>\$2,850,000</b>
2	City of Karratha, WA	Arts and Community Precinct	A multipurpose facility that will provide artistic development, self-learning and cultural opportunities.	\$56,000,000	<b>\$10,000,000</b>

NSRF Round	Applicant	Project Name	Project Description	Project Value	Funding Approved
2	Shire of Pingelly, WA	Recreation and Cultural Centre	A multifunctional sporting and community complex.	\$8,120,000	<b>\$3,888,595</b>

The City has planned for the JPACF for a number of years and implemented strategies, including the sale of vacant surplus land, to contribute to the cost of the project. At present there is \$21 million in the Joondalup Performing Arts and Cultural Facility Reserve and the Tamala Park Land Sales Reserve, dedicated to the development of the JPACF. It is estimated that there will be \$45 million in total available at the point of construction.

The remainder of the funding would derive from borrowings from the Western Australia Treasury Corporation, to be repaid over a 15 year term at fixed interest rate. It is estimated that approximately two-thirds of the borrowings will be repaid using future proceeds from the sale of surplus land, with the remaining one-third being funded from general municipal funds.

#### Project timelines

Several options exist to progress the project resulting in numerous scenarios leading to the completion of construction of the facility. The project timelines last considered by Council in December 2015 will be refined to take into account the current status of the project and the funding requirements of Round Three of the National Stronger Regions Fund (NSRF), assuming the City's application for funding is successful and Council decides to proceed with the project.

It is important to note that there are certain milestone requirements in order to meet the conditions of funding for the NSRF. The NSRF expects that the City will enter into a funding agreement soon after the successful announcement of the City's application. The NSRF expects that the project is in an 'investment ready' state, which means construction must commence within 12 months of signing the funding agreement and that construction of the facility will be completed by December 2019.

Once Council has considered the business case for the facility it has the option to approve progress to the next stage of design, being design development. If Council decides to progress the project to a design development stage, public consultation could be undertaken parallel to the design development process.

#### *Design Development*

The design development stage would take approximately six months to complete and cost approximately \$1.8 million. The cost for design development has been budgeted for in the 2016-17 Budget, as approved by Council. The design development stage would follow a similar structure to the schematic design stage however adding greater detail and design resolve:

- Schedule of feedback received and design changes since the Schematic Design Report.
- Schedule of issues yet to be resolved and action proposed to resolve them.
- Descriptions of each functional area/room now include materials and finishes, proposed furniture, and indicative 3D views.
- Design Development architectural drawings, including site plan, all floor plans, ceiling plans, elevations and building sections at 1:100, as well as key sections and details at a larger scale.
- Rendered views.

- Exterior and Interior Materials Schedules (including samples board), Planting Schedule, Fixtures and Equipment Schedule, Furniture Schedule.
- Design Development Reports from all sub-consultants, including drawing sets where relevant.
- Room Data Sheets.

### 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 will be outlined in the Business Case.

### Financial / budget implications

#### Current financial year impact

<b>Account no.</b>	1-210-C1002.
<b>Budget Item</b>	Joondalup Performing Arts and Cultural Facility.
<b>Budget amount</b>	\$ 11,300,000
<b>Amount spent to date</b>	\$ 1,800
<b>Balance</b>	\$ 11,298,200

The budget allocated for 2016-17 is for the engagement of expert consultants and other costs associated with project management, site assessment, schematic design fees, design development fees, documentation and tendering and commencement of construction (subject to progression of the project).

#### Future financial year impact

The development of the JPACF will require a significant financial contribution towards the capital cost, on-going costs and an annual subsidy for the facility's operations.

The schematic design report outlines that the estimated capital cost of the facility is \$99.7 million in today's dollars. This includes costs for the Jinan Garden, traffic improvements, external works and project management.

The financial analysis undertaken to date for the JPACF indicates an annual operating subsidy of between \$800,000 and \$900,000 (excluding borrowing costs and depreciation). Investigations have indicated that annual operating subsidies for comparable facilities in Australia can exceed \$1 million. Additionally there will be average annual cash expenditure for the first 15 years of approximately \$3.2 million borrowings and \$1.5 million interest (excludes depreciation).

**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 have been considered during the schematic design stage and will be incorporated into the Business Case for the facility.

### **Consultation**

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

- 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.

The City will provide further community consultation opportunities in alignment with the community engagement protocol which has been established by the City to ensure an open, transparent and accountable approach to all community engagement activities. Pending future decisions to progress the JPACF project there may be a requirement for a business plan for the JPACF to be publically advertised in accordance with the requirements of the *Local Government Act 1995*.

## **COMMENT**

The design for the JPACF responds to the project vision endorsed by Council, which articulates the intent and purpose of progressing the project:

- Provide a world class, state of the art facility; incorporating innovative and sustainable design, symbiotic with the existing natural and built environment that is a place for the pursuit of activities such as performing arts, visual arts and crafts, film and media and cultural events for the community of Perth's northern corridor.
- Provide a facility that can host a mixture of commercial and community activities that creates an inclusive environment that becomes a place to celebrate imagination and creativity, inspiring individuals and the community to take part in culture and the arts and raise the aspirations of all users.
- Reinforce the Joondalup City Centre as the creative and educational centre of the northern corridor.

The JPACF will be a significant piece of cultural infrastructure for the City of Joondalup and the northern corridor of Perth and represents a major investment for the City and its ratepayers. Council, in making a decision to proceed with the project, will need to consider the capital and on-going costs as well as the projected social and economic benefits resulting from the development.

## **VOTING REQUIREMENTS**

Simple Majority.

## **OFFICER'S RECOMMENDATION**

That the Major Projects Committee NOTES the:

- 1 Joondalup Performing Arts and Cultural Facility Project Status Report;
- 2 Business Case for the Joondalup Performing Arts and Cultural Facility will be reviewed and refined for Council's approval in view of the outcomes of the schematic design stage.

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

- 1 NOTES the Joondalup Performing Arts and Cultural Facility Project Status Report;**
- 2 REQUESTS the Chief Executive Officer to review and refine the Business Case for the Joondalup Performing Arts and Cultural Facility taking into account the outcomes of the schematic design stage and the assessment of social and economic impacts, and a further report be presented to the October meeting of the Major Projects Committee with the intention of making the information available for public comment following Council's consideration of this item.**

**The Motion was Put and**

**CARRIED (7/0)**

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

*Messrs Ian McDougall, Andrew Lilleyman, Luke Davey, Jim Hultquist and Ms Jenny Watson of ARM Architecture left the room at 8.28pm.*

*Mr Michael Chappell and Ms Francesca Catalano of Pracsys left the room at 8.28pm.*

*Crs Poliwka and Chester left the room at 8.28pm.*

*Mr Scott Collins, Senior Project Officer left the room at 8.28pm.*



## ITEM 2 OCEAN REEF MARINA – PROJECT STATUS REPORT

<b>WARD</b>	North-Central
<b>RESPONSIBLE DIRECTOR</b>	Mr Garry Hunt Office of the CEO
<b>FILE NUMBER</b>	04171, 101515
<b>ATTACHMENTS</b>	Attachment 1 Indicative Approvals Timeline (as at June 2016) Attachment 2 Communications Plan materials
<b>AUTHORITY / DISCRETION</b>	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 Ocean Reef Marina project with particular emphasis on the environmental and planning approvals.

### GLOSSARY

DoP	Department of Planning.
DPaW	Department of Parks and Wildlife.
DPS2	<i>District Planning Scheme No. 2.</i>
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	<i>Ocean Reef Marina Structure Plan.</i>
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 13 June 2016:

- 1 Finalisation of the reports/studies required for the Metropolitan Region Scheme (MRS) amendment.
- 2 Review of the agencies responses to the draft Public Environmental Review (PER) and the commencement of the additional required tasks.
- 3 Stakeholder engagement.

- 4 Engagement with the State Government regarding the proponency of the project.
- 5 Preparation of materials to facilitate the implementation of the Ocean Reef Marina communications plan.
- 6 Preparation of reports to Council requesting the initiation of amendments to the City's district boundary and *District Planning Scheme No. 2 (DPS2)*.
- 7 Review and amendments to the proposal *Ocean Reef Marina Structure Plan (SP)*.

Details of Items 1-6 are provided in this Report and details of Item 7 are provided in the report titled *Ocean Reef Marina Structure Plan* on this agenda.

The project is progressing in accordance with the Ocean Reef Marina Indicative Approvals Timeline (Attachment 1 refers). However it should be noted that an updated PER timetable is anticipated to be received from the Environmental Protection Authority (EPA) taking cognisance of the expected re-submission date of 22 August 2016.

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

- 1 *the Ocean Reef Marina Project Status Report;*
- 2 *that a report will be presented to Council seeking approval for the re-submission of the draft Public Environmental Review to the Office of the Environmental Protection Authority.*

## **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	Completed
• Referral to EPA for assessment and determination.	June 2014	Completed
• 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.	Aug/Sept 2016	
• Consideration / response to public submissions.	Feb 2017	
• Final consideration of the MRS Amendment by the WAPC (following finalisation of the PER).	Sept 2017	
• Report to Minister.	Nov 2017	
• Amendment presented to Governor for approval.	Nov 2017	
• Amendment before both Houses of Parliament for 12 sitting days.	Jan 2018	
• Notice of approval published in the Government Gazette.	Jan 2018	
• Final notification.	Jan 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.

The draft NPO was forwarded to the Office of the Environmental Protection Authority (OEPA), Department of Planning (DoP) and the Department of Parks and Wildlife (DPaW) in February 2016 for review and in-principle agreement. In April 2016, DPaW advised the City that they had no objections to the draft NPO subject to a minor amendment relating to the identification of potential acquisition sites.

It is anticipated that the draft NPO will be advertised with the MRS amendment in August/September 2016.

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

Following agreement of the Environmental Scoping Document (ESD), the City commenced the studies/investigations required to address the key environmental factors identified by the EPA. The draft PER together with relevant appendices was forwarded to the OEPA for preliminary review in May 2016.

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	Completed
• Seven day public comment period.	June 2014	Completed
• EPA assessment determination (PER).	June 2014	Completed
• Preparation and agreement of ESD.	Sept 2015	Completed
• Completion of baseline environmental reports.	Oct 2015	Completed
• Assess impacts of modelled impacts.	March 2016	Completed
• Preparation of management plans.	March 2016	Completed
• Submission to the City of draft PER document.	April 2016	Completed
• Finalisation of draft PER document.	May 2016	Completed
• Submission to the OEPA of draft PER document (first review).	May 2016	Completed
• Finalisation and resubmission of PER.	July 2016	
• OEPA review of final PER.	August 2016	
• Public advertising (public submissions) – Eight weeks.	Aug/Sept 2016	
• Review and response to public submissions.	Feb 2017	
• OEPA assessment of proposal for consideration by EPA.	March 2017	
• Preparation and finalisation of EPA assessment report.	May 2017	
• Appeals period (two 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.

## DETAILS

### 1 Metropolitan Region Scheme Amendment

The City sought further confirmation from DoP that all requirements for advertising the MRS amendment concurrently with the PER have been completed. DoP advised that a review of the *Ocean Reef Marina Coastal Hazard Risk Management Adaptation Plan (CHRMAP)* and the updated Bushfire Assessment and Bushfire Attack Level Assessment was currently being undertaken.

These documents accompany the MRS amendment and once they are deemed adequate by DoP, all requirements will be satisfied. The City will continue to liaise with the DoP and other relevant agencies to ensure that any issues raised during the review process are adequately addressed.

In July 2016 the City received advice from the Director General of DoP that there are no objections to the concurrent advertising of the MRS amendment and PER.

### 2 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 preliminary review and comment.

The draft PER was forwarded to the Department of Transport, Department of Fisheries, DoP and officers within the OEPA for comment on whether the requirements of the ESD had been met.

All comments were received by the City on 30 June 2016. Following a review of the comments, a work schedule was prepared to identify the additional tasks required and the information needed to amend the draft PER for resubmission to the OEPA. The following timeline has been determined:

What	When
Technical inputs from consultants.	25 July 2016
Draft responses to agency comments prepared.	25 July 2016
Revise PER and Management Plans as required from agency comments.	1 August 2016
Review of all documents and submission to the City.	5 August 2016
City review and revision of documents.	12 August 2016
Council endorsement to resubmit PER.	16 August 2016
Resubmission of documents to OEPA.	22 August 2016

In broad terms, the agency comments relate to the level of detail required and the clarification of specific issues. The project team considers that the additional work being undertaken will not affect the reported environmental impacts of the Ocean Reef Marina on the marine environment or the results of the original investigations/studies.

The specific issues to be addressed in the amended draft PER relate to:

- Marine environmental quality:
  - Water quality monitoring/modelling.
  - Sediment sampling.
  - Elements of the proposal affecting environmental quality.
  - Potential algal concentrations.
  - Additional monitoring regimes to be included in the management plans (construction and operation).
- Benthic<sup>1</sup> communities and habitat:
  - Additional level of detail required for the habitat map.
  - Impact on fish habitat.
- Marine fauna:
  - Predicted impact on non-conservation significant fauna species.
  - Predicted impact on fish species.
  - Values and significance of marine fauna in proximity to the proposal.
  - Further detail required on the proposed mitigation measures, monitoring and management of residual impacts.
- Coastal processes:
  - Seasonal variation in coastal processes.
  - Seagrass wrack management.
- Integrating factors – offsets:
  - Residual impacts to the Marmion Marine Park.
  - Potential residual impacts to areas outside of the Marmion Marine Park.

Prior to finalising the amendments to the draft PER, the City will engage with the relevant agencies to ensure that the issues raised have been adequately addressed.

It is proposed that the amended draft PER be presented to Council at its meeting scheduled to be held on 16 August 2016 seeking approval to re-submit the document to the OEPA for approval to advertise.

### **3 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 and the MRS amendment. The City will continue this liaison to ensure that any issues identified are adequately addressed in the relevant documents.

A briefing on the project was also provided by Mayor Troy Pickard and the Chief Executive Officer to the Hon. Donna Faragher MLC (Minister for Planning), Ms Gail McGowan (Director General, DoP) and Mr Jan Norberger MLA (Member for Joondalup).

In addition to the above the following has occurred:

- Following the announcement of funding for the project in the 2016-17 State Budget (refer below), clarification was sought from the Hon. Colin Barnett MLA (Premier) on the actions required to finalise the required agreements with the State Government.
- Correspondence was received from the Hon. Donna Faragher MLC (Minister for Planning) confirming support for concurrent advertising of the MRS amendment and the PER.

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<sup>1</sup> Sea floor

#### **4 Engagement with the State Government regarding the proponency of the project**

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 a briefing on the project was provided by Mayor Troy Pickard and the Chief Executive Officer to the Hon. Donna Faragher MLC (Minister for Planning), Ms Gail McGowan (Director General, DoP) and Mr Jan Norberger MLA (Member for Joondalup).

In the 2016-17 State Budget the State Government allocated \$500,000 for the *Ocean Reef Marina Structure Plan* (refer pages 109 and page 111 of Budget Paper No. 3<sup>2</sup>)

Page 111 of Budget Paper No.3 states:

*“An amount of \$500,000 will be provided to the City of Joondalup to complete the Ocean Reef Marina Structure Plan”.*

The City has continued to provide assistance to LandCorp in relation to the review of the *Ocean Reef Marina Concept Plan* and financial viability. In July 2016 LandCorp advised the City that a technical report has been prepared and forwarded to the Chief Executive Officer of LandCorp for input. Based on the findings of the review, this input will include suggested recommendations. LandCorp will continue to liaise with the relevant State Government minister to determine the process to be followed for the presentation of the final report to the State Government Cabinet.

#### **5 Ocean Reef Marina Communications Strategy**

The content of the materials required for community engagement have been finalised and are currently being designed. 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.

Details of the materials prepared are provided in Attachment 2.

#### **6 District boundary and District Planning Scheme No. 2 amendments**

As noted by the Major Projects Committee at its meeting held on 13 June 2016 two separate reports will be presented to Council seeking approval to initiate amendments to the City's district boundary and DPS2. It is proposed that these reports be presented to the Council meeting scheduled to be held on 16 August 2016.

As the marina will fall outside of the City's district boundary and the boundary of DPS2, the City is now unable to formally prepare, lodge and advertise the structure plan as prescribed in the *Planning and Development (Local Planning Schemes) Regulations 2015*.

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<sup>2</sup> 2016-2017 Budget Paper No. 3 can be accessed from the [Our State Budget website](#).

The proposed boundary amendments will include the entire Ocean Reef Marina including the water body and boat pens.

### Issues and options considered

To ensure that Elected Members are provided with sufficient information to enable an informed decision to be made, it is proposed that a separate briefing session be held to present a detailed summary of the draft PER. The briefing session will provide an outline of the potential environmental impacts of the Ocean Reef Marina, results of the various studies and the process from here onwards.

### 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 City's intended engagement with the relevant agencies prior to re-submission of the amended draft PER will ensure that the comments and issues raised by these agencies are adequately addressed. This will attempt to mitigate the risk of the EPA/OEPA requiring further amendments before approving the PER for public advertising.

The City has also sought confirmation of agency support for the concurrent advertising of the PER and MRS amendment at all levels. Continued engagement with the agencies, in particular the DoP and the identification of further mitigation strategies, will limit the risk of this desirable outcome not eventuating. Further, this engagement will mitigate the risk of the approvals process not being progressed in accordance with the indicative approvals timeline.

The Ocean Reef Marina Risk Management Assessment is continuously updated taking cognisance of the environmental and planning approvals 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 for the Ocean Reef Marina to be developed.

**Financial / budget implications**

Current financial year impact

<b>Account no.</b>	C1001.
<b>Budget Item</b>	Ocean Reef Marina.
<b>Budget amount</b>	\$ 882,313
<b>Amount spent to date</b>	\$ 48,582
<b>Balance</b>	\$ 833,731

Note: The 2016-17 approved budget includes income of \$500,000 (State Government financial contribution).

Total Project Expenditure

2007-08	\$ 133,241
2008-09	\$ 968,284
2009-10	\$ 266,604
2010-11	\$ 325,046
2011-12	\$ 388,552
2012-13	\$ 376,393
2013-14	\$ 838,371
2014-15	\$1,314,917
2015-16	\$1,162,400
2016-17	\$ 48,582
LESS Grants Received	\$ (785,500)
Total City Expenditure	\$ 5,036,890



<b>Annual operating cost</b>	The relevant business case/s, as far as possible, will include anticipated on-going operating costs.
<b>Estimated annual income</b>	The relevant business case/s, as far as possible, will include estimated annual income.
<b>Capital replacement</b>	Detailed analysis will be required at the appropriate stage of the project.
<b>20 Year Strategic Financial Plan impact</b>	The City's <i>20 Year Strategic Financial Plan 2015-2016 to 2034-35</i> includes \$2,070,000 which represents capital expenditure for the 2015-16, 2016-17 and financial years. Further analysis of the impact on the <i>20 Year Strategic Financial Plan</i> will be undertaken at the appropriate stage of the project.
<b>Impact year</b>	2016-17.

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 and PER 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 (June 2016) and, subject to agreement by the relevant agencies, it is anticipated that public advertising of the MRS Amendment and PER will occur in September 2016.

However, this anticipated public advertising date is dependent on the re-submission of the amended draft PER to the OEPA by late August and approval from the EPA/OEPA that the document is adequate for public advertising.

## VOTING REQUIREMENTS

Simple Majority.

*Crs Poliwka and Chester entered the room at 8.31pm.*

*The Presiding Member left the room at 8.31pm. The Deputy Presiding Member assumed the chair.*

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

- 1 the Ocean Reef Marina Project Status Report;**
- 2 that a report will be presented to Council seeking approval for the re-submission of the draft Public Environmental Review to the Office of the Environmental Protection Authority.**

**The Motion was Put and**

**CARRIED (6/0)**

**In favour of the Motion:** Crs Hollywood, Chester, Fishwick, Gobbert, Jones and Noman.

*Appendix 1 refers*

*To access this attachment on electronic document, click here: [Attach1agnMPC160801.pdf](#)*

### **ITEM 3 OCEAN REEF MARINA STRUCTURE PLAN**

<b>WARD</b>	North Central
<b>RESPONSIBLE DIRECTOR</b>	Mr Garry Hunt Office of the CEO
<b>FILE NUMBER</b>	04171B, 101515
<b>ATTACHMENTS</b>	Nil
<b>AUTHORITY / DISCRETION</b>	Information – includes items provided to Council for information purposes only that do not require a decision of Council (that is for 'noting').

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#### **PURPOSE**

For the Major Projects Committee to note the City's intention to publically release the draft proposed Ocean Reef Marina Structure Plan, once completed, concurrently with the public advertising of the Metropolitan Region Scheme (MRS) amendment and Public Environmental Review (PER).

#### **EXECUTIVE SUMMARY**

Based on the current concept plan, the proposed draft Ocean Reef Marina Structure Plan (the Plan) is being prepared in two parts.

Part One is the implementation component of the plan, outlining its purpose and intent and provides information on the following:

- Protected environmental and heritage features.
- Buffers to separate housing areas from major utility infrastructure.
- Proposed zones and reservations, based on the local planning scheme.
- Residential density.
- Movement network and hierarchy including neighbourhood connectors, bike/pedestrian paths.
- Commercial sites.
- Open space network.
- Education and community sites.

Part Two contains the explanatory component of the plan and provides background and explanation, including design methodology, relevance and compliance with the planning framework at the State and local level. It also includes technical information and supporting plans and maps.

Under the new *Planning and Development (Local Planning Schemes) Regulations 2015*, formal consideration and adoption of the plan can now only occur following gazettal of amendments to the City's district boundary, *District Planning Scheme No. 2* boundary and the MRS boundary.

It is the City's intention to make the proposed draft plan, once completed, available to the public to view as part of the Ocean Reef Marina communications plan. The proposed draft plan will therefore be available to be viewed by the public concurrently with the MRS amendment and PER documents. This enables all relevant environmental and planning information to be considered at the same time. In accordance with the Ocean Reef Marina Indicative Approvals Timelines (June 2016), it is anticipated that public advertising will commence in August/September 2016. This also coincides with the release of the relevant communications plan materials.

*It is therefore recommended that Council NOTES:*

- 1 *the City's intention to publically release the proposed draft Ocean Reef Marina Structure Plan, once completed, as part of the City's Ocean Reef Marina communications plan, concurrently with the statutory public advertising of the Metropolitan Region Scheme Amendment and Public Environmental Review;*
- 2 *that the final Ocean Reef Marina Structure Plan will be formally submitted for Council consideration following gazettal of the amendments to the City's district boundary, District Planning Scheme No. 2 boundary and Metropolitan Region Scheme boundary.*

## **BACKGROUND**

At its meeting held on 5 December 2009 (CJ285-12/09 refers), it was agreed that Council proceed with the preparation of a structure plan for the Ocean Reef Marina.

The proposed draft plan, based on the concept plan that accompanied the MRS amendment request, has been substantially progressed and is nearing completion. The City, in liaison with the DoP regarding the proposed draft structure plan, 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 in October 2015 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 plan could be formally 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 occur in line with gazettal of the MRS Amendment.

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 district boundary and scheme boundary has been amended to include the Ocean Reef Marina development site.

The Ocean Reef Marina Project Status Report presented to the Major Projects Committee at its meeting held on 13 June 2016, proposed that the draft plan, once completed, 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 proposed draft 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 plan will be supported by the current concept plan, technical information and studies supporting the City's vision for the development.

At its meeting held on 13 June 2016 the Major Projects Committee noted that a report will be presented to Council for the initiation of amendments to the City's DPS2 and district boundary.

Once the DPS2, district boundary and MRS amendments have been finalised and gazetted, the formal process for consideration of the final plan can be instigated. The process and timeline for formal consideration of the final plan 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.

## DETAILS

The proposed draft plan is being prepared in two parts.

### **Ocean Reef Marina Structure Plan – Part 1: Implementation**

Part 1 contains the structure plan map and outlines the purpose and intent of the plan, including requirements that will be applied when assessing subdivision and development applications over the land to which the plan relates. The plan aligns with the City's DPS2 and relevant WAPC policy requirements.

The plan outlines the land use, zones and reserves applicable with the plan area including, but not limited to:

Mixed Use Zone: The plan aims to facilitate a mixture of building development forms integrating residential and non-residential uses. Development shall facilitate adaptable ground level development where specified to accommodate land use changes over time, sustainability of the marina through employment opportunities, self-sufficiency and a high level of pedestrian amenity. The predominant non-residential uses contemplated will be office, consulting rooms, restaurant/café and limited retail (in accordance with the land uses specified in DPS2).

Commercial Zone: The commercial zone aims to provide a wide range of uses and mixture of high employment generating shopping and business activities to support the marina village centre. Ground floor residential may be considered subject to appropriate adaptable building design which enables future conversion.

Public Open Space Local Reserve: Public open space shall be provided through the plan area in accordance with the requirements of the WAPC's operational policy *Liveable Neighbourhoods*, ensuring a wide variety of active and passive uses are catered for.

The plan also addresses the subdivision requirements for such items as:

- residential density targets
- finished floor levels
- vehicular access and laneways
- car parking
- active edges
- wind mitigation
- view corridors
- environmental or heritage features.

A local planning policy (LPP) for the Ocean Reef Marina, if considered appropriate, will address built form standards for buildings, works and other structures including:

- ground level activation
- design and development standards
- vehicle crossovers, parking ratios and reciprocal parking arrangements
- waste management
- any other matters the City considers to be relevant.

### **Ocean Reef Marina Structure Plan – Part 2: Explanatory Information**

Part 2 provides the background and rationale for the plan and demonstrates the ability of the land to be developed for such a purpose. Part 2 also provides sufficient consideration against relevant planning, social, economic, environmental and governance factors.

Part 2 includes detailed information on:

- land description
- planning framework
- staging
- site conditions and constraints
- land use and subdivision requirements.

The plan is supported by the following investigations/studies:

- Flora and vegetation survey.
- Ocean Reef Marina Negotiated Planning Outcome for Bush Forever.
- Acid sulphate soils assessment and preliminary geotechnical investigations.
- Bushfire hazard assessment and bushfire attack level assessment.
- *Ocean Reef Marina Coastal Hazard and Risk Management Adaptation Plan*.
- Traffic and transport assessment and micro-simulation report.
- *Local Water Management Strategy*.
- Review of design and economic capability.

The proposed draft plan contains a substantial amount of detailed information; however it is considered desirable that the proposed draft plan, once completed, is released for the public to view to coincide with the Ocean Reef Marina communications plan and concurrently with the MRS amendment and PER.

The materials currently being prepared for the Ocean Reef Marina communications plan include Frequently Asked Questions (FAQs). The FAQs will attempt to identify and respond to those issues considered to be of significance to the public (such as management of Bush Forever, coastal processes, climate change and sea level rise). The responses will include non-technical information and direct people to specific sections of the relevant documents, including the proposed draft plan, for more details.

Once the DPS2, district boundary and MRS amendments have been finalised and gazetted, the formal process for consideration of the final plan can be instigated.

### **Issues and options considered**

The proposed plan is still considered to be a draft document and is not yet completed. Until the DPS2, district boundary and MRS amendments have been finalised, the proposed plan remains a draft. Continued liaison with the DoP and other relevant agencies may result in amendments to the plan.

The option exists not to release the proposed draft plan for the community view at this time but wait until the plan is finalised and formally submitted for Council approval for public advertising.

This would mean that the plan is only released once, that is only for formal public advertising. It is of significant importance that all possible detailed information is available to, and be 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 to consider the merits of the development.

It is considered that the environmental impacts of the project, both marine and land-based will be of particular interest to the community. The PER and accompanying investigations/studies and management plans relate only to the marine environment. Both the MRS amendment and the proposed draft plan provide detailed information on the land-based environment and will assist the community in understanding the potential environmental effects of the development and how these will be mitigated and managed.

The risk is, however, that the community may perceive that the City is seeking formal submissions on the proposed draft plan which is not the case at this time. This risk can be mitigated and managed through the adequate provision of easy to understand information via the communications plan.

### **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 (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.

Continued engagement with the relevant decision making authorities, in particular the DoP and the identification of further mitigation strategies, will limit the risk of a less than desirable approvals outcome.

The Ocean Reef Marina Risk Management Assessment has been updated taking cognisance of the environmental and planning approval requirements.

### Current financial year impact

<b>Account no.</b>	C1001.
<b>Budget Item</b>	Ocean Reef Marina.
<b>Budget amount</b>	\$ 882,313
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Note: The 2016-17 approved budget includes income of \$500,000 (State Government financial contribution).

### Total Project Expenditure

2007-08	\$ 133,241
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2013-14	\$ 838,371
2014-15	\$1,314,917
2015-16	\$1,162,400
2016-17	\$ 48,582
LESS Grants Received	<u>\$ (785,500)</u>
<b>Total City Expenditure</b>	<b>\$ 5,036,890</b>



<b>Annual operating cost</b>	The relevant business case/s, as far as possible, will include anticipated on-going operating costs.
<b>Estimated annual income</b>	The relevant business case/s, as far as possible, will include estimated annual income.
<b>Capital replacement</b>	Detailed analysis will be required at the appropriate stage of the project.
<b>20 Year Strategic Financial Plan impact</b>	The City's <i>20 Year Strategic Financial Plan 2015-2016 to 2034-35</i> includes \$2,070,000 which represents capital expenditure for the 2015-16, 2016-17 and financial years. Further analysis of the impact on the <i>20 Year Strategic Financial Plan</i> will be undertaken at the appropriate stage of the project.
<b>Impact year</b>	2016-17.

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 required 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, the plan and the PER, the required management plans will be developed.

### **Consultation**

The City has undertaken extensive engagement with the DoP and other relevant agencies throughout the development of the proposed plan. This engagement will continue as the plan is completed and finalised for formal consideration.

### **COMMENT**

The Ocean Reef Marina will fall outside the City's district and DPS2 boundaries. Under the new *Planning and Development (Local Planning Schemes) Regulations 2015*, the City is not able to formally prepare, lodge and advertise the *Ocean Reef Marina Structure Plan*. However, the City can still make the proposed draft plan, once completed, publically available outside of the formal planning process.

It is considered appropriate that all available information relevant to the planning and environmental approvals be made available to the community at the same time. Formal public advertising of the MRS amendment and PER and the public release of the proposed draft plan as part of the Ocean Reef Marina communications plan enables the community to consider the merits of the project holistically.

## VOTING REQUIREMENTS

Simple Majority.

*The Presiding Member entered the room at 8.38pm and resumed the chair.*

*Cr Poliwka left the room at 8.45pm.*

*The Manager City Projects left the room at 8.45pm.*

## **MOVED Cr Jones, SECONDED Cr Norman that the Major Projects Committee NOTES:**

- 1 the City's intention to publically release the proposed draft Ocean Reef Marina Structure Plan, once completed, as part of the City's Ocean Reef Marina communications plan, concurrently with the statutory public advertising of the Metropolitan Region Scheme Amendment and Public Environmental Review;**
- 2 that the final Ocean Reef Marina Structure Plan will be formally submitted for Council consideration following gazettal of the amendments to the City's district boundary, District Planning Scheme No. 2 boundary and Metropolitan Region Scheme boundary.**

**The Motion was Put and**

**CARRIED (7/0)**

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

*Messrs Tony Hatt, Chad Ferguson and Damon Ferguson of Devwest Group Pty Ltd and Mr Will Schofield of Woods Bagot Architecture entered the room at 8.47pm.*

*The Manager City Projects entered the room at 8.47pm.*

### Disclosure Proximity Interest

<b>Name/Position</b>	<b>Cr Russell Poliwka.</b>
<b>Item No./Subject</b>	Item 4 - Joondalup City Centre Development – Project Status Report.
<b>Nature of interest</b>	Proximity Interest.
<b>Extent of Interest</b>	Cr Poliwka owns property opposite the development site.

## **ITEM 4 JOONDALUP CITY CENTRE DEVELOPMENT - PROJECT STATUS REPORT**

<b>WARD</b>	North
<b>RESPONSIBLE DIRECTOR</b>	Mr Garry Hunt Office of the CEO
<b>FILE NUMBER</b>	103036, 101515
<b>ATTACHMENTS</b>	Nil
<b>AUTHORITY / DISCRETION</b>	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 City Centre Development project.

### **EXECUTIVE SUMMARY**

At its meeting held on 13 June 2016 the Major Projects Committee noted the progress made on the Joondalup City Centre Development project.

Since that time the City's development partner, Devwest Group Pty Ltd (Devwest) has progressed negotiations with potential end-users of the development. These negotiations, including the specific requirements of the end-users in terms of built form and lot size have contributed to the development of four options for amendments to the *Joondalup City Centre Development (known as Boas Place) Concept Plan*. To provide the planning framework for the development, Design Guidelines are also being prepared.

The four concept plan options together with a progress report on the status of the end-user negotiation will be presented to the Major Projects Committee by Devwest and architects Woods Bagot.

In order to enable Boas Place to be effectively marketed by both the City and Devwest, a branding strategy is being developed.

*It is therefore recommended that the Major Projects Committee NOTES the Joondalup City Centre Development Project Status Report.*

## BACKGROUND

At its meeting held on 2 December 2014 (JSC03-12/14 refers), Council endorsed Devwest as the preferred respondent to the City's request for Expressions of Interest for the Joondalup City Centre Development.

At its meeting held on 9 December 2014 (C72-12/14 refers), the City executed a Memorandum of Understanding with Devwest which, among other things, outlined the process for the development of a concept plan for the development. The Memorandum of Understanding was subsequently extended in December 2015 for a further 12 months (C78-12/15 refers).

The *Joondalup City Centre Concept Plan* (known as Boas Place) was developed with input from Elected Members, the City's planning officers and the Devwest project team to meet the strategic objectives identified for the project.

The *Boas Place Concept Plan* formed the basis of the City's submission to the State Government for office accommodation in Joondalup. In view of the State Government's decision that the City was not the preferred respondent and to progress the realisation of the City's overall vision for the establishment of a Joondalup City Centre through the *Boas Place Concept Plan*, at its meeting held on 16 February 2016 (CJ026-2/16 refers), it was agreed that Council:

- "1 *AUTHORISES the Chief Executive Officer, in light of the advice received from State Government on the City's office development proposal, to progress negotiations with Devwest Group Pty Ltd towards the review of the Boas Place Concept Plan and the development of a renewed strategy for the delivery of the components of the City Centre precinct;*
- 2 *REQUESTS Devwest Group Pty Ltd to submit a revised Boas Place Concept Plan identifying proposals for development of the site."*

In negotiations with the City, Devwest reviewed the components of the *Boas Place Concept Plan* and through market analyses and research:

- identified potential uses from the various property sectors (retail, hotel, commercial, residential) that would meet the Boas Place objectives
- in consideration of the current economic climate, determined which of the potential uses could be viable in Boas Place
- identified the major players within each sector
- developed a strategy to engage and secure users under arrangements that are commercially and financially viable for the City, Devwest and the user.

Devwest presented the outcomes of the above to the Major Projects Committee at its meeting held on 4 April 2016. In broad terms, Devwest proposed the following components and construction priorities for Boas Place:

- 1 Hotel.
- 2 Student accommodation.
- 3 Commercial office building – lead by market demand.
- 4 Aged care/independent living units – co-located with child care and medical facilities
- 5 Residential – lead by market demand.

A primary objective for this stage of the project was the identification of an appropriate brand name and the creation of an associated brand identity. The Boas Place brand identity will be applied to all sales, marketing and stakeholder communication.

Through a series of workshops the key themes/issues to be addressed in creating the Boas Place brand were identified as well as the actual collateral required for the marketing campaign.

In order for the material collateral to be prepared a more detailed concept plan is required with potential built form and architectural design principles incorporated. This work is being progressed taking cognisance of the draft *Joondalup City Centre Activity Plan* to ensure a holistic planning approach is achieved with the City's objectives for both Boas Place and the *Joondalup City Centre Activity Plan* incorporated.

## DETAILS

### Boas Place Concept Plan Review

In collaboration with the City and Dewwest, architects Woods Bagot have reviewed the *Boas Place Concept Plan*. Taking into consideration negotiations being undertaken by Dewwest with potential end users (see below) and the specific built form and density requirements, Woods Bagot have prepared four *Boas Place Concept Plan* options for consideration.

The four options take into consideration the City's strategic objectives for the development, the principles of the draft *Joondalup Activity Centre Plan* and issues raised by members of the Major Projects Committee at previous meetings including, but not limited to:

- creation of a true urban experience in the City Centre
- generous public realm throughout the development
- provision of a range of options for a variety of retail and food and beverage experiences
- access into/out of the development
- clear linkages to the library and civic centre
- site levels
- connectivity with the Joondalup Performing Arts and Cultural Facility site, Jinan Gardens and Central Park
- activation of Central Walk
- incorporation of crime prevention through environmental design (CPTED) principles
- creation of activated spaces
- clear sight lines into and through the development, particularly from Grand Boulevard/ Boas Avenue
- buildings designed and located to actively engage with the public spaces
- minimisation of the shadowing and limited sunlight to the public spaces.

To guide the overall built form of the development Design Guidelines are being developed. The Design Guidelines will provide the framework that, alongside the City's town planning scheme, will allow the planning authority to manage the development of site and provide guidance to design terms to achieve a consistent design approach to the development. The Design Guidelines will outline parameters and guidance relating to uses, building form and scale, materials and composition, public realm, servicing, sunlight/daylight, noise, accessibility and sustainability.

The Joondalup City Centre Development is a long term vision and this guidance provides a point of reference for the City and design teams to ensure they are delivering the wider objectives of the vision through consistency of proposals for individual lots. Design Guidelines do not seek to hinder creativity or development but rather to set up a series of principles against which future development can be viewed, critiqued and measured. This will ensure the concept plan and place making aspirations and principles are carried through to detailed design.

Design Guidelines are a tried and tested way of communicating objectives for important development in order to meet the needs of communities and the delivery of local authorities' strategic visions, objectives and outcomes. Local examples of design guidelines include Elizabeth Quay Design Guidelines<sup>3</sup> and Canning Bridge Activity Centre Plan<sup>4</sup>.

More detail and information on the four *Boas Place Concept Plan* options and the proposed Design Guidelines will be presented to the Major Projects Committee by architects Woods Bagot.

### **Potential Components of Boas Place**

Dewwest has advanced negotiations with potential end-users of the Boas Place development. These negotiations have concentrated on hoteliers, aged care providers, medical facilities and student accommodation providers.

In keeping with the overall objectives for the development, amendments to the *Boas Place Concept Plan* have been guided by the individual requirements of the potential end-users.

While driven by current market demands, the guiding principle for the component mix is the creation of a dynamic, vibrant City Centre that provides a true urban experience for an eclectic, active community.

As previously reported to the Major Projects Committee at its meeting held on 4 April 2016, the aged care component of the development will include a mix of independent living units and assisted care with assisted, high dependency care making up no more than 20% of the accommodation.

Evolving models of aged care developments are about creating supportive and integrated aged care facilities within urban communities designed to support a lifestyle focussed approach. Current research has shown that such models play a critical role in promoting wellbeing, encouraging positive social inclusion and community connectivity.

New and evolving typologies of development include vertical living aged care models in metropolitan centres where innovation in design provide integrated aged care living that is community engaging, socially responsive and lifestyle focussed.

The proposed “aged care” model for Boas Place is more about providing “support” rather than “care”. The distinction between the two is significant; supportive environments provide:

- a sense of place
- adaptable accommodation that is easily customised to support the varied needs of residents
- inclusive, integrated and relevant shared spaces

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<sup>3</sup> To view the Elizabeth Quay Design Guidelines visit the Metropolitan Redevelopment Authority [website](#).

<sup>4</sup> To view the Canning Bridge Activity Centre Plan visit the City of Melville [website](#).

- an activated street frontage to promote community connectivity and aid in providing a safe environment
- connectivity with existing infrastructure and amenities to support and nurture the local community.

More detail and information on the status of negotiations with end-users and the different components of Boas Place will be presented to the Major Projects Committee by Devwest.

### **Marketing Strategy**

The heart of any marketing strategy is competitive differentiation. It is important to determine what it is about the Joondalup City Centre that can be leveraged to appeal to the market and promote engagement and action.

The City, in collaboration with Devwest, is developing an appropriate development vision, image and branding for Boas Place which will inform the marketing strategy. The vision, image and branding must be in exact alignment with the City's vision, be long-lasting and hold true to the intent of the development throughout all stages; from attracting investors through to implementation and activation. It must be competitively and distinctively differentiated to aid awareness, understanding and positive engagement while seeking to unify the City's civic, cultural, retail, transport, recreation, education and commercial elements.

Once the marketing strategy is finalised and endorsed by Council, the City's required marketing materials will be prepared. It is proposed that these materials will include:

- "Awareness Brochure" broadly outlining:
  - the City's vision for the development
  - how the City supports the development – flexible and helpful with approvals
  - connected businesses
  - benefits of the area
  - case study (for example SEQTA – why they are based in Joondalup)
  - other future developments
- Website (accessible via the City's website).
- 3D Video fly-through providing an artistic impression of what the development may look like, its integration with the Joondalup City Centre and the learning, health and retail precincts.

The above elements form the City's marketing materials. It is anticipated that Devwest will also develop their own marketing materials based on the agreed strategy.

### **Issues and options considered**

Not applicable.

## Legislation / Strategic Community Plan / policy implications

### Legislation

- The structure through which the City will facilitate any agreement with Devwest Group Pty Ltd will comply with the City's obligations under the *Local Government Act 1995*.
- The development of the site (Lot 507 (90) Boas Avenue, Lot 496 (70) Davidson Terrace and part Lot 497 (102) Boas Avenue, Joondalup) is subject to the provision of *District Planning Scheme No. 2*.

### Strategic Community Plan

#### Key theme

Quality Urban Development.

#### Objective

City Centre development.

#### Strategic initiative

Pursue the development of commercial office buildings within the Joondalup City Centre.

#### Policy

The development of the site is subject to the provisions of the relevant City of Joondalup planning policies.

### Risk management considerations

A risk management assessment will be a required component of the contract documents preparation phase and the business plan process required for any disposal of City owned land.

### Financial / budget implications

#### Current financial year impact

<b>Account no.</b>	220-C1041.
<b>Budget Item</b>	Joondalup City Centre Commercial Office Development – 220-2.
<b>Budget amount</b>	\$ 878,011
<b>Amount spent to date</b>	\$ 10,760
<b>Balance</b>	\$ 867,251

The approved 2016-17 project budget makes provision for legal advice, other consultancy, subdivision costs and marketing/promotion.

The project acknowledges that a business plan process will be undertaken in accordance with the City's obligations under the *Local Government Act 1995*.

Following completion and approval of the business plan further financial implications can be reported.

All amounts quoted in this report are exclusive of GST.



## **Regional significance**

The substantial commercial component of the integrated mixed-used development across Lot 507 (90) Boas Avenue and Lot 496 (70) Davidson Terrace, Joondalup will enhance the vitality and vibrancy of the City Centre by increasing the number of people attracted to it for work, retail and commercial purposes. This, together with the attraction of permanent residents to the development, will provide the impetus for the City Centre to grow and become the preferred location for investment in high-order public and private employment generating infrastructure – key performance indicators identified by the State Government for the classification of a “primary centre” articulated in *Directions 2031 and Beyond*.

## **Sustainability implications**

### Environmental

Environmental sustainability initiatives will be incorporated into the proposed design of all components of the entire development. The sustainability focus is underpinned by two core principles:

- Enhance the end user experience and provide a high quality environment.
- Reduce operating expenses with sensible solutions that satisfy whole of life considerations.

### Social

The total development of Boas Place will offer a range of attractions and activities for locals, workers, visitors and tourists to see and do, throughout different times of the day, week and year.

Reflecting Joondalup’s unique community profile and diverse mix of businesses, educational, health, retail and other uses already present in the Joondalup City Centre, Boas Place will be a destination where everybody feels welcome. Boas Place will provide flexibility in many aspects of the work/life balance and will be a place to work, socialise, network, shop and relax.

### Economic

The overall economic impacts of the total development of Boas Place include one-off construction impacts and on-going impacts generated by additional employment.

The current *Boas Place Concept Plan* predicts that the total benefit, including flow-on impact, to the Joondalup economy will be 2,920 jobs. It is anticipated that of this number, 63% of the jobs generated will be taken up by local residents (some 1,857). This is likely to have a significant positive impact on the wider Perth metropolitan transport system by improving the employment self-sufficiency of the region.

The total on-going impact on the Australian economy will be in the vicinity of \$648 million in additional output and a total of 3,175 jobs added to the Australian economy.

The addition of 800 State Government officers, located in the new office building on the corner of Shenton Avenue and Davidson Terrace, Joondalup will also benefit the Joondalup City Centre Development. These officers will increase the customer base for the commercial/retail tenants of the development and act as an attractor to potential end-users.

## Consultation

The review of the *Boas Place Concept Plan* as well as the development of the branding strategy was conducted in collaboration with Devwest, architectural, place making and marketing consultants.

## COMMENT

The finalisation of the development concept plan will inform the preparation of Design Guidelines and provide a more articulated picture of the City's vision for the development. In order to successfully market Boas Place, the identification of an appropriate brand name and identity that can be applied to all sales, marketing and stakeholder communication.

## VOTING REQUIREMENTS

Simple Majority.

## OFFICER'S RECOMMENDATION

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

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

- 1 NOTES the Joondalup City Centre Development Project Status Report;**
- 2 ENDORSES the amended *Joondalup City Centre Development Concept Plan Option 4 (SK0010 Rev A)* for the purposes of advancing the project.**

**The Motion was Put and**

**CARRIED (7/0)**

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

*Messrs Tony Hatt, Chad Ferguson and Damon Ferguson of Devwest Group Pty Ltd and Mr Will Schofield of Woods Bagot Architecture left the room at 10.14pm.*

**PROCEDURAL MOTION – THAT THE MEETING BE ADJOURNED – [08122, 02154]**

**MOVED** Cr Norman, **SECONDED** Cr Fishwick that the meeting be **ADJOURNED** and **RECONVENED** on Tuesday 2 August 2016 at 7.00pm to enable further consideration of Item 5 – Confidential – Joondalup City Centre Development – Project Structure/Model.

**The Procedural Motion was Put and**

**CARRIED (7/0)**

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

The meeting **ADJOURNED** at 10.16pm on 1 August 2016 with 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

## **RESUMPTION OF MEETING**

The Presiding Member declared the **Major Projects Committee** meeting that commenced on 1 August 2016 **RESUMED** at **7.00pm** on **Tuesday 2 August 2016** in Conference Room 1, the following persons being present:

### **ATTENDANCE**

#### **Committee Members**

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

#### **Observers**

Cr Christine Hamilton-Prime  
Cr Sophie Dwyer  
Cr Tom McLean, JP

#### **Officers**

Mr Garry Hunt                Chief Executive Officer  
Mr Mike Tidy                 Director Corporate Services  
Ms Dale Page                 Director Planning and Community Development  
Mr Nico Claassen             Director Infrastructure Services  
Mr Brad Sillence              Manager Governance  
Mrs Genevieve Hunter       Senior Projects Officer  
Mrs Deborah Gouges         Governance Officer

#### **Guest**

In relation to Item 5 – Confidential – Joondalup City Centre Development – Project Structure/Model

Mr Simon Moen                Technical Advisor, Partner - Jackson McDonald Lawyers



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

- 1 REQUESTS the Chief Executive Officer to prepare a report on the implications of the City assuming the role of precinct developer, as defined in this Report, for the Joondalup City Centre Development outlining:**
  - 1.1 the anticipated costs to City of assuming the role of precinct developer;**
  - 1.2 the responsibilities of the City as precinct developer;**
- 2 REQUESTS the Chief Executive Officer progress negotiations with Devwest Group Pty Ltd toward agreeing the Heads of Agreement, prior to the expiration date of the Memorandum of Understanding (10 December 2016) based on the legal advice received from Jackson McDonald and outlined in this Report;**
- 3 NOTES that the draft Heads of Agreement will be presented for consideration at a future meeting of the Major Projects Committee.**

**The Motion was Put and**

**CARRIED (7/0)**

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

**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 7.58pm; 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