

minutes

Major Projects Committee

MEETING HELD ON **MONDAY, 8 MAY 2017**

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CITY OF JOONDALUP

MINUTES OF THE MAJOR PROJECTS COMMITTEE MEETING HELD IN CONFERENCE ROOM 1, JOONDALUP CIVIC CENTRE, BOAS AVENUE, JOONDALUP ON MONDAY, 8 MAY 2017.

ATTENDANCE

Committee Members

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

Officers

Mr Garry Hunt	Chief Executive Officer	
Ms Dale Page	Director Planning and Community Development	<i>to 6.38pm</i>
Mr Brad Sillence	Manager Governance	
Mr Blignault Olivier	Manager City Projects	<i>absent from 6.16pm to 6.17pm</i>
Mr John Byrne	Governance Coordinator	
Mrs Genevieve Hunter	Senior Projects Officer	
Mr Scott Collins	Senior Projects Officer	
Mrs Lesley Taylor	Governance Officer	

Guest

In relation to Item 1 – Ocean Reef Marina: Project Status

Mr Darren Walsh	CEO, Strategen	<i>to 6.16pm</i>
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DECLARATION OF OPENING

The Presiding Member declared the meeting open at 5.49pm.

DECLARATIONS OF INTEREST**Disclosures of Financial / Proximity Interest**

Nil.

Disclosures of interest affecting impartiality

Elected Members (in accordance with Regulation 11 of the *Local Government [Rules of Conduct] Regulations 2007*) and employees (in accordance with the Code of Conduct) are required to declare any interest that may affect their impartiality in considering a matter. This declaration does not restrict any right to participate in or be present during the decision-making process. The Elected Member/employee is also encouraged to disclose the nature of the interest.

Name/Position	Cr Mike Norman.
Item No./Subject	Item 1 – Ocean Reef Marina – Project Status.
Nature of interest	Interest that may affect impartiality.
Extent of Interest	Cr Norman is Chairman of the Joondalup Community Coast Care Forum Inc., that made a submission.

Name/Position	Cr Philippa Taylor.
Item No./Subject	Item 1 – Ocean Reef Marina – Project Status.
Nature of interest	Interest that may affect impartiality.
Extent of Interest	Cr Taylor is a member of the Ocean Reef Sea Sports Club.

APOLOGIES/LEAVE OF ABSENCE**Leave of Absence Previously Approved:**

Cr John Logan 22 April to 28 May 2017 inclusive;
 Cr Nige Jones 4 May to 13 May 2017 inclusive;
 Cr John Chester 19 May to 30 May 2017 inclusive;
 Cr Sophie Dwyer 1 July to 17 July 2017 inclusive;
 Cr Sophie Dwyer 23 September to 8 October 2017 inclusive.

CONFIRMATION OF MINUTES**MINUTES OF THE MAJOR PROJECTS COMMITTEE MEETING HELD ON 13 MARCH 2017**

MOVED Cr Chester, **SECONDED** Cr Gobbert that the minutes of the meeting of the Major Projects Committee held on 13 March 2017 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, Norman and Taylor.

ANNOUNCEMENTS BY THE PRESIDING MEMBER WITHOUT DISCUSSION

Nil.

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

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

PETITIONS AND DEPUTATIONS

Nil.

REPORTS**Disclosures of interest affecting impartiality**

Name/Position	Cr Mike Norman.
Item No./Subject	Item 1 – Ocean Reef Marina – Project Status.
Nature of interest	Interest that may affect impartiality.
Extent of Interest	Cr Norman is Chairman of the Joondalup Community Coast Care Forum Inc., that made a submission.

Name/Position	Cr Philippa Taylor.
Item No./Subject	Item 1 – Ocean Reef Marina – Project Status.
Nature of interest	Interest that may affect impartiality.
Extent of Interest	Cr Taylor is a member of the Ocean Reef Sea Sports Club.

ITEM 1 OCEAN REEF MARINA – PROJECT STATUS

WARD North Central

RESPONSIBLE DIRECTOR Mr Garry Hunt
Office of the CEO

FILE NUMBER 04171, 101515

ATTACHMENTS

- Attachment 1 Ocean Reef Marina Indicative Approvals Timeline
- Attachment 2 Public Environmental Review – Response to submissions schedule
- Attachment 3 Summary of draft preliminary Ocean Reef Marina Structure Plan submissions
- Attachment 4 *Ocean Reef Marina Communications Strategy* Execution Report

AUTHORITY / DISCRETION Executive - The substantial direction setting and oversight role of Council, such as adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.

PURPOSE

For Council to note the progress on the Ocean Reef Marina project and to request the Chief Executive Officer to prepare and submit responses to submissions on the draft preliminary *Ocean Reef Marina Structure Plan* received during the public advertising period.

EXECUTIVE SUMMARY

To progress the approval of the Ocean Reef Marina project, the following activities and tasks were undertaken since the previous project status report was considered by the Major Projects Committee at its meeting held on 13 March 2017:

- 1 Metropolitan Region Scheme (MRS) Amendment submissions and responses.
- 2 Review of the draft Negotiated Planning Outcome for Bush Forever (NPO) submissions.
- 3 Review of the Public Environmental Review (PER) document and appendices.
- 4 Preparation of draft responses to comments received on the draft preliminary *Ocean Reef Marina Structure Plan* (Ocean Reef Marina SP).
- 5 Completion of the *Ocean Reef Marina Communications Strategy*.
- 6 Engagement with the State Government regarding proponentcy.

Details of the above are provided in this Report.

As far as possible the project is progressing in accordance with the Ocean Reef Marina Indicative Approvals Timeline as at February 2017 (Attachment 1 refers).

Environmental consultants Strategen have prepared a program (Attachment 2 refers) for the preparation and submission of responses to the comments received on the PER document and appendices which aligns with the above timeline.

It is therefore recommended that Council:

- 1 *NOTES the Ocean Reef Marina Project Status Report;*
- 2 *REQUESTS the Chief Executive Officer to respond to submissions received by the City on the draft preliminary Ocean Reef Structure Plan following consultation with consultants Taylor Burrell Barnett and Strategen.*

BACKGROUND

1 Metropolitan Region Scheme Amendment 1270/41

The City lodged the Ocean Reef Marina MRS Amendment request with the Western Australian Planning Commission (WAPC) in April 2014 and the MRS Amendment 1270/41 was initiated by the WAPC in June 2014.

The MRS Amendment Report, prepared by the Department of Planning (DoP) was advertised for public comment from 22 November 2016 to 24 February 2017 (as approved by the Minister for Planning).

2 Draft Negotiated Planning Outcome for Bush Forever

The MRS Amendment 1270/41 Report states the following:

“The draft NPO requires a conservation area management plan to be developed for the land acquired for the conservation estate and a rehabilitation strategy prepared for the sites subject to rehabilitation which includes monitoring and reporting actions. Additional management strategies and actions to address potential impacts on the environment and provide long-term conservation outcomes for the surrounding Bush Forever site may also be required of the NPO.

The WAPC requires that the NPO be agreed to by the DoP, Department of Parks and Wildlife (DPaW) and the Office of the Environment Protection Authority (OEPA), prior to a final decision being made on the amendment. A legal agreement between the State of WA and the City of Joondalup is to be entered into, to ensure the obligations and agreements contained in the NPO are implemented.”

It should be noted that funding for the land acquisition and rehabilitation portions of the NPO will be the responsibility of the ultimate proponent for the project.

The DoP, DPaW and OEPA formally provided in-principle support for the draft NPO and it was agreed that the draft NPO would be made available for public review concurrently with the MRS Amendment report and PER documents.

While there is no formal process for seeking submissions on the NPO, it was agreed that the City invite and receive comments / submissions from the public during the concurrent advertising of the MRS Amendment and the PER (22 November 2016 to 24 February 2017). The information contained within the NPO is particularly pertinent to the MRS Amendment and it was considered appropriate that all possible information on the planning process be made available at the same time.

3 Public Environmental Review

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

Following completion of the required investigations / studies and various amendments to the documents, the PER document and appendices were approved for release for public review in October 2016. The PER documents were advertised for public comment from 22 November 2016 to 24 February 2017, concurrently with the MRS Amendment 1270/41.

4 Ocean Reef Marina Structure Plan

It was considered desirable that the draft preliminary Ocean Reef Marina SP be released for the public to view and provide informal comments concurrently with the PER, MRS Amendment 1270/41 and the draft NPO. Much of the information contained within the plan is particularly relevant to the MRS Amendment and NPO and it was considered appropriate that as much information as possible be available on the planning process.

Once finalised and formally submitted to Council for consideration, the Ocean Reef Marina SP will be formally advertised for public comment as required under *Planning and Development (Local Planning Schemes) Regulations 2015 – Structure Plan Framework*. However this can only occur following finalisation of the MRS Amendment process as noted by the Major Projects Committee at its meeting held on 28 November 2016.

5 Ocean Reef Marina Communications Strategy

Following notification of the commencement date for public advertising, the City implemented the *Ocean Reef Marina Communications Strategy*. The strategy was endorsed by Council at its meeting held on 19 April 2016 (CJ065-04/16 refers) and modified as requested by Council at its Special Meeting held on 29 August 2016 (JSC02-08/16 refers).

6 State Government Proponency

Following a review of the concept plan and feasibility by LandCorp, in September 2016 the former State Government announced that it would assume the lead role for the project and a detailed business case and Cabinet Submission was prepared for consideration.

The City worked closely with LandCorp during the above process.

As part of the campaigning for the State Election held on 11 March 2017, both major political parties made a financial commitment to the Ocean Reef Marina Development (State Labor Party - \$40 million; State Liberal Party - \$105 million).

DETAILS

1 Metropolitan Region Scheme Amendment 1270/41

MRS Amendment 1270/41 was formally advertised for public submissions on 22 November 2016. The amendment report was available to the community via the DoP website. The City's website provided detailed information on the submission process with links directly to the document.

The DoP advised the City (23 March 2017) that the submissions were currently being summarised. The full submissions will not be provided to the City; however in accordance with standard practice, a summary of the submissions will be provided for consideration/comment (if appropriate).

A total of 94 submissions were received as follows:

- Support: 39
- Objection: 33
- Comment: 22

The DoP also received 14 requests for hearings where people can present their submissions to the WAPC. The City has requested a public hearing.

2 Draft Negotiated Planning Outcome for Bush Forever

As at the public advertising closing date of 24 February 2017, the City had received four submissions that were classified as submissions for the NPO.

In addition to the NPO submissions received by the City, three submissions received for the PER include commentary regarding the NPO and have therefore been recorded as NPO submissions.

None of the submissions supported the clearing of vegetation within Bush Forever Site 325 to enable the development of the Ocean Reef Marina.

All NPO submissions have been provided to the DoP, DPAW and OEPA for review and consideration. In consultation with the City, any additional information and / or actions arising from the submissions will be determined by the above agencies. A determination will also be made on the appropriate responses (as required) to the submissions.

The draft NPO, together with a legal agreement between the State of Western Australia and the City of Joondalup, will be finalised for approval by the relevant authorities.

It should be noted, that the important requirements of the legal agreement are the transference of the NPO responsibilities and obligations to the ultimate proponent and the responsibilities and obligations of all parties, including the City, in ensuring the NPO is implemented.

3 Public Environmental Review

A total of 59 submissions were received by the closing date of 24 February 2017 and on 1 March 2017 the OEPA provided copies of these submissions to the City.

- Support: 27
- Objection: 22
- Comment: 10

On 29 March 2017 the City received a summary of the submissions and an outline of the responses required.

Environmental consultants Strategen are coordinating the preparation of the responses and the program for responses is provided in Attachment 2.

4 Draft preliminary Ocean Reef Marina Structure Plan

A total of 21 submissions were received on the draft preliminary Ocean Reef Marina SP. This figure includes PER submissions that contained specific comment on the plan and were therefore counted as Ocean Reef Marina SP submissions. A summary of the submissions is contained in Attachment 3.

Where considered appropriate, suitable responses will be prepared in consultation with town planning consultants, Taylor Burrell Barnett and environmental consultants, Strategen. Where the consultants recommend amendments to the contents of the Ocean Reef Marina SP, arising from submissions, these will be considered in consultation with the appropriate entities.

Formal consideration by Council of the final Ocean Reef Marina SP can only occur following finalisation of the MRS Amendment process and the amendment of the City's district boundary. The Ocean Reef Marina SP will be formally advertised for public comment as required under the *Planning and Development (Local Planning Schemes) Regulations 2015 – Structure Plan Framework*.

5 Ocean Reef Marina Communications Strategy

The *Ocean Reef Marina Communications Strategy* was implemented following notification from the DoP of the public advertising dates for the MRS Amendment.

The strategy consisted of various marketing tools including:

- City-wide mail-out providing the Ocean Reef Marina brochure and a covering letter regarding the public advertising process.
- posters / postcards
- social media
- print media

- direct electronic communication
- community forums.

Attachment 4 provides the *Ocean Reef Marina Communications Strategy Execution Report*.

6 State Government Proponency

Following the election of a Mark McGowan led State Labor Government on 11 March 2017, LandCorp advised the City that briefings had been provided to the new Minister for Planning, Hon Rita Saffioti, MLA. The Minister has requested a Cabinet Submission, based on the LandCorp prepared Business Case for the development, which will be considered in due course.

The City continues to liaise with LandCorp on this issue and provides information as requested.

It is anticipated that the Memorandum of Understanding (MOU) endorsed by Council at its meeting held on 20 September 2016 (CJ151-09/16 refers), or an amended MOU and / or other appropriate formal agreement/s will be executed by the City and the State Government following consideration of the Cabinet Submission.

Issues and options considered

Not applicable.

Legislation / Strategic Community Plan / policy implications

Legislation

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

Other applicable legislation includes:

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

The approvals for the development are influenced by State Planning and Development Control policies:

- 1.8 *Canal Estates and Artificial Water Developments.*
- 2.6 *State Coastal Planning Policy.*
- 2.8 *Bushland Policy for the Perth Metropolitan Region.*
- 3.7 *Planning in Bushfire Prone Areas.*

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 compiled for the PER and draft NPO ensured that the City was well positioned to respond to the requirements of the relevant approvals processes, including providing adequate responses to submissions on the PER and MRS Amendment.

Throughout the PER preparation phase, the City engaged with the decision-making agencies regarding the investigations undertaken, the outcomes and the agency requirements with regard to the contents of the PER. This engagement continued throughout the public advertising period to ensure that the City was aware of potential queries that could arise out of the submissions made by these agencies. Therefore the City is well placed to provide detailed and adequate responses in the shortest timeframe possible.

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

It is also anticipated that the detailed and comprehensive business case, prepared by LandCorp with assistance from the City, will enable further risk management considerations to be identified, mitigated and / or managed.

Financial / budget implications

Current financial year impact

Account no.	C1001.
Budget Item	Ocean Reef Marina.
Budget amount	\$ 882,313
Amount spent to date	\$ 518,243
Balance	\$ 364,070

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

Total Project Expenditure (as at 18 April 2017)

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	\$1,163,151
2016-17	\$ 518,243
LESS Grants Received	<u>\$ (785,500)</u>

Total City Expenditure	\$5,507,302
Annual operating cost	The relevant business case/s, as far as possible, will include anticipated on-going operating costs.
Estimated annual income	The relevant business case/s, as far as possible, will include estimated annual income.
Capital replacement	Detailed analysis will be required at the appropriate stage of the project.
20 Year Strategic Financial Plan impact	The City's <i>20 Year Strategic Financial Plan 2015-16 to 2034-35</i> includes \$2,070,000 which represents capital expenditure for the 2015-16 and 2016-17 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.
Impact year	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). Various management plans were required to be prepared as part of the MRS amendment, PER and structure plan processes and it is highly likely that further management plans will be required as conditions of any environmental and planning approval.

Consultation

Extensive on-going consultation with key stakeholders, State Government departments and agencies has been undertaken to ensure the relevant approvals processes proceed in accordance with expectations and agreed timelines.

While not a statutory requirement, the City invited comments on the draft NPO and draft preliminary Ocean Reef Marina SP during the public advertising of the MRS Amendment and PER. The comments on the draft NPO will be considered during the finalisation of the NPO in collaboration with DoP, DPaW and OEPA.

Where appropriate, the City will respond to comments received in the draft preliminary Ocean Reef Marina SP.

As previously indicated, formal consultation on the final Ocean Reef Marina SP will be undertaken in accordance with statutory requirements at the appropriate time.

COMMENT

Not applicable.

VOTING REQUIREMENTS

Simple Majority.

MOVED Cr Gobbert, SECONDED Cr Hollywood that Council:

- 1 NOTES the Ocean Reef Marina Project Status Report;**
- 2 REQUESTS the Chief Executive Officer to respond to submissions received by the City on the draft preliminary *Ocean Reef Marina Structure Plan* following consultation with Taylor Burrell Barnett and Strategen.**

The Motion was Put and

CARRIED (7/0)

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

Mr Darren Walsh, CEO Strategen left the room at 6.16pm.

The Manager City Projects left the room at 6.16pm.

Appendix 1 refers

To access this attachment on electronic document, click here: [Attach1agnMPC170508.pdf](#)

ITEM 3 JOONDALUP PERFORMING ARTS AND CULTURAL FACILITY – PROJECT STATUS

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

PURPOSE

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

EXECUTIVE SUMMARY

Public advertising of the JPACF Business Case is now complete and the City is currently analysing the submissions received. A report detailing the results will be prepared and presented to Council at its meeting to be held on 27 June 2017.

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

- 1 *status of the Joondalup Performing Arts and Cultural Facility Project;*
- 2 *Chief Executive Officer will engage the services of a Project Director to assist the City with preparation for the next stage of the project.*

BACKGROUND

At its special meeting held on 1 February 2017 (JSC01-02/17 refers), Council resolved that it:

- “1 *ENDORSES the refined Joondalup Performing Arts and Cultural Facility Business Case, dated January 2017 for the purpose of advertising for public comment, subject to formatting and grammatical changes being made to the business case prior to public comment;*
- 2 *REQUESTS the draft communications plan be modified as follows:*
 - 2.1 *the inclusion of two community forums;*
 - 2.2 *the community consultation brochure being modified to reflect:*

- 2.2.1 *the purpose of the facility;*
- 2.2.2 *a detailed schedule identifying:
 - 2.2.2.1 *costs per household;*
 - 2.2.2.2 *social return on investment;*
 - 2.2.2.3 *comparative subsidies;*
 - 2.2.2.4 *economic return on investment;*
 - 2.2.2.5 *benefit cost ratio;**
- 2.3 *the FAQ document including information concerning benefits of the proposal, cost per household, financial impact and how the City has financially planned for this project, including how business model efficiencies have been implemented as part of the preparation of this project;*
- 3 *NOTES that the public comment period will run for 42 days commencing on 16 February 2017 and closing on 30 March 2017;*
- 4 *NOTES that the Joondalup Performing Arts and Cultural Facility Business Case is predicated on the full utilisation of Tamala Park land sale proceeds;*
- 5 *REQUESTS the community consultation material being viewed by Mayor Troy Pickard and the Presiding Member of the Finance Committee, Cr Tom McLean prior to it being released to the public;*
- 6 *NOTES that a further report will be provided to Council in June 2017 detailing the results of the community consultation process to determine whether or not to proceed with the construction of the Joondalup Performing Arts and Cultural Facility.”*

At its meeting held on 13 March 2017 the Major Projects Committee received a verbal update from the Chief Executive Officer on the progress of the JPACF community consultation process.

DETAILS

Community Consultation

The public advertising component of the community consultation process is now complete and the City is currently analysing the submissions received. A report detailing the results is being prepared and will be presented to Council at its meeting to be held on 27 June 2017.

In accordance with Council’s resolution from its meeting held on 13 March 2017, the JPACF Brochure and Frequently Asked Questions documents were amended, and were reviewed by both Mayor Troy Pickard and Cr Tom McLean, prior to being released to the public.

The community consultation process was advertised for 42 days in accordance with the communication plan, commencing on 16 February 2017 via the following means:

- *Joondalup Times and Joondalup Weekender newspaper adverts.*
- *Online information.*
- *Social media.*
- *A mail-out of approximately 72,500 letters, with accompanying brochures, were sent to all occupiers of City residential and commercial premises, ratepayers and key stakeholders.*

Presentations

The City presented details of the JPACF to representatives of the WA Liberal and Labor Parties, separately, on Monday 6 February 2017.

The City provided three presentations on details of the JPACF project to key stakeholders, schools and arts group representatives - two on 13 February 2017 and one on 23 February 2017.

Community Forums

In accordance with Council's resolution, the City held two community forums on the JPACF Business Case:

- Thursday 23 March 2017, 6.00pm – 7.30pm
Warwick Hall, Warwick Grove, 12 Dorchester Ave, Warwick.
- Tuesday 28 March 2017, 6.00pm -7.30pm
Joondalup Reception Centre, 102 Boas Ave, Joondalup.

The forums were advertised on the City's website, in the Joondalup Weekender, on social media and display screens. Twenty eight people were registered as attending the Warwick forum and 45 people were registered as attending the Joondalup forum.

Project Progression Options

Investigations are continuing into options for the next phase of the project so that the City will be in a position to proceed should Council decide to progress the JPACF project at its meeting to be held on 27 June 2017.

These investigations include research into:

- development delivery models including identification of a scope for a Project Director
- facility management models including programming and fee structure
- risk management and mitigation
- project schedule review
- external funding opportunities including sponsorship and capital funding.

Further details on the matters outlined above will be addressed in a report to Council at its meeting to be held on 27 June 2017.

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 world-class visual and performing arts events.

Policy *Community Consultation and Engagement Policy.*

Risk management considerations

A risk management plan outlining the risks apparent to the project has been prepared and is currently being reviewed. Risk management will be thoroughly investigated with a Project Director, prior to the project proceeding to construction. The financial risks and sensitivities are outlined in the JPACF Business Case.

Financial / budget implicationsCurrent financial year impact

Account no.	1-210-C1002.
Budget Item	Joondalup Performing Arts and Cultural Facility.
Budget amount	\$446,270
Amount spent to date	\$386,696
Proposed cost	\$Nil.
Balance	\$ 59,574

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, business case preparation and community consultation.

Future financial year impact

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

The capital cost of the facility is estimated to be \$99.7 million in today's dollars.

The financial analysis undertaken to date for the JPACF indicate an annual operating subsidy of between \$800,000 and \$900,000 (excluding borrowing costs and depreciation). It should be noted that investigations have indicated that annual operating subsidies for comparable facilities in Australia can exceed \$1 million.

20 Year Strategic \$ 97.4 million.
Financial Plan impact

Impact year 2018-19.

All amounts quoted in this report are exclusive of GST.

Regional significance

The construction of the JPACF will enhance the City Centre as the major commercial, educational, recreational and arts and cultural centre for the northern corridor of the Perth metropolitan area.

Sustainability implications

Sustainability implications have been considered during the schematic design stage and have been 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 addition to the recent community consultation on the JPACF Business Case as outlined in the 'Details' section above, the following consultation has taken place on the project to date:

- 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, performing arts venues, arts producers, local cultural organisations and existing, school, convention, sporting and learning facility representatives were consulted with.
- During the architectural design competition for the concept design, ratepayers, residents and the broader community were given the opportunity to view the four conceptual design submissions and vote and comment on their preferred design. The City received over 450 votes and numerous comments.
- On an ongoing basis the City has consulted with performing arts facility managers, the Department of Culture and the Arts and the Perth Theatre Trust. The City has also liaised with experts in the performing arts, conferencing, events, exhibitions and education sectors.
- From 2011 to 2015 the JPACF project was overseen by the former JPACF Steering Committee which included external members from the Joondalup Learning Precinct, specialist performing arts and cultural experts and members from community arts groups.
- The City has briefed Government and Opposition representatives at both state and federal level highlighting the local, regional, social and economic benefit of this proposed facility, with the intention of obtaining financial support.
- Throughout the various phases of the project consultants specialising in facility operation and management, architecture and social, economic and financial analysis, have been engaged by the City.

COMMENT

The City will continue to analyse the results of the community consultation on the JPACF Business Case and will provide a report on the results to Council at its meeting to be held on 27 June 2017.

Preparations are in progress for the next stage of the project so the City will be in a position to proceed with the development of the JPACF in the event that Council decides to do so.

VOTING REQUIREMENTS

Simple Majority.

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

- 1 status of the Joondalup Performing Arts and Cultural Facility Project;**
- 2 Chief Executive Officer will engage the services of a Project Director to assist the City with preparation for the next stage of the project.**

The Motion was Put and

CARRIED (7/0)

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

URGENT BUSINESS**RESCHEDULING OF JULY 2017 MAJOR PROJECTS COMMITTEE MEETING**

In accordance with Clause 4.7 of the *City of Joondalup Meeting Procedures Local Law 2013*, Mayor Pickard gave notice of his intention to move the following Motion as Urgent Business:

That the Major Projects Committee BY AN ABSOLUTE MAJORITY AMENDS its decision of 13 March 2017 (Item 1 refers) as follows:

- 1 re-schedule its Monday 10 July 2017 meeting to now be held on Monday 17 July 2017, commencing at 5.45pm.**

Reason for Urgent Business

The Mayor indicated it was necessary to re-schedule the meeting now as it affected the next scheduled meeting date.

Reason for Motion

The Mayor indicated the scheduled meeting date conflicted with other key dates relating to projects overseen by the Major Projects Committee and it was therefore necessary to defer the meeting by one week.

Officer's Recommendation

In accordance with Clause 4.7 of the *City of Joondalup Meeting Procedures Local Law 2013*, the following is a summary of the verbal report given by the Chief Executive Officer:

"The Chief Executive Officer advised the requested change of meeting date can be accommodated."

MOVED Cr Gobbert, SECONDED Cr Taylor that the Major Projects Committee BY AN ABSOLUTE MAJORITY AMENDS its decision of 13 March 2017 (Item 1 refers) as follows:

- 1 re-schedule its Monday 10 July 2017 meeting to now be held on Monday 17 July 2017, commencing at 5.45pm.**

The Motion was Put and

CARRIED (7/0)

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

MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil.

REQUESTS FOR REPORTS FOR FUTURE CONSIDERATION

Nil.

CLOSURE

There being no further business, the Presiding Member declared the meeting closed at 6.53pm; the following Committee Members being present at that time:

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