

minutes

Major Projects and Finance Committee

MEETING HELD ON **MONDAY 11 MARCH 2019**

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CITY OF JOONDALUP

MINUTES OF THE MAJOR PROJECTS AND FINANCE COMMITTEE MEETING HELD IN CONFERENCE ROOM 1, JOONDALUP CIVIC CENTRE, BOAS AVENUE, JOONDALUP ON MONDAY 11 MARCH 2019.

ATTENDANCE

Committee Members

Mayor Hon. Albert Jacob, JP

Cr Russ Fishwick, JP

Cr John Logan

Cr Russell Poliwka

from 5.53pm; Absent from 5.54pm to 5.56pm

Cr Philippa Taylor

Cr Tom McLean

deputising for Cr Hollywood

Officers

Mr Garry Hunt

Chief Executive Officer

Mr Mike Tidy

Director Corporate Services

Mr Nico Claassen

Director Infrastructure Services

Mr Brad Sillence

Manager Governance

Mr Blignault Olivier

Manager City Projects

Mr Scott Collins

Senior Projects Officer

Mrs Lesley Taylor

Acting Governance Coordinator

DECLARATION OF OPENING

The Presiding Member declared the meeting open at 5.48pm.

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 Russ Fishwick, JP.
Item No./Subject	Item 1 – Bi-Monthly Capital Works Projects Reports.
Nature of interest	Interest that may affect impartiality.
Extent of Interest	Cr Fishwick is a member of the Sorrento Bowling Club.

Name/Position	Cr John Logan.
Item No./Subject	Item 1 – Bi-Monthly Capital Works Projects Reports.
Nature of interest	Interest that may affect impartiality.
Extent of Interest	Cr Logan is a committee member of the Kingsley Amateur Football Club.

Name/Position	Cr Philippa Taylor.
Item No./Subject	Item 1 – Bi-Monthly Capital Works Projects Reports.
Nature of interest	Interest that may affect impartiality.
Extent of Interest	Cr Taylor is a member of the Ocean Reef Sea Sports Club and a member of the Joondalup RSL.

Name/Position	Cr Russ Fishwick, JP.
Item No./Subject	Item 2 - Update on the 2018-19 Capital Works Program.
Nature of interest	Interest that may affect impartiality.
Extent of Interest	Cr Fishwick is a member of the Sorrento Bowling Club and Vice Patron of the Sorrento Surf Life Saving Club.

APOLOGIES / LEAVE OF ABSENCE**Apologies:**

Cr Christine Hamilton-Prime.
Cr Kerry Hollywood.

Leave of Absence Previously Approved:

Cr Nige Jones 19 to 24 March 2019 inclusive;
Cr Mike Norman 29 March to 5 April 2019 inclusive;
Cr Nige Jones 5 to 10 May 2019 inclusive.

CONFIRMATION OF MINUTES

MINUTES OF THE MAJOR PROJECTS AND FINANCE COMMITTEE HELD ON 12 NOVEMBER 2018

MOVED Cr Fishwick, SECONDED Cr McLean that the minutes of the meeting of the Major Projects and Finance Committee held on 12 November 2018 be confirmed as a true and correct record.

The Motion was Put and

CARRIED (5/0)

In favour of the Motion: Mayor Jacob, Crs Fishwick, Logan, McLean 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 Russ Fishwick, JP.
Item No./Subject	Item 1 – Bi-Monthly Capital Works Projects Reports.
Nature of interest	Interest that may affect impartiality.
Extent of Interest	Cr Fishwick is a member of the Sorrento Bowling Club.

Name/Position	Cr John Logan.
Item No./Subject	Item 1 – Bi-Monthly Capital Works Projects Reports.
Nature of interest	Interest that may affect impartiality.
Extent of Interest	Cr Logan is a committee member of the Kingsley Amateur Football Club.

Name/Position	Cr Philippa Taylor.
Item No./Subject	Item 1 – Bi-Monthly Capital Works Projects Reports.
Nature of interest	Interest that may affect impartiality.
Extent of Interest	Cr Taylor is a member of the Ocean Reef Sea Sports Club and a member of the Joondalup RSL.

ITEM 1 BI-MONTHLY CAPITAL WORKS PROJECT REPORTS

WARD	All
RESPONSIBLE DIRECTOR	Mr Nico Claassen Infrastructure Services
FILE NUMBER	107023, 101515
ATTACHMENTS	Attachment 1 Whitfords Nodes Health and Wellbeing Hub Attachment 2 Burns Beach to Mindarie Dual Use Path Attachment 3 Percy Doyle Tennis Clubrooms Refurbishment Attachment 4 Percy Doyle Sorrento Bowling Clubrooms Refurbishment Attachment 5 Juniper Park Landscape Masterplan Attachment 6 Parin Pioneer Park Development Attachment 7 Leafy City Program Attachment 8 Joondalup City Centre Lighting Attachment 9 Kingsley Park Flood Lighting Upgrade
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 and Finance Committee to note the bi-monthly project status reports for capital works projects.

EXECUTIVE SUMMARY

At the Major Projects and Finance Committee meeting held on 12 November 2018 the committee determined which capital works project reports were required and the frequency of reporting. The bi-monthly project reports are attached (Attachments 1 to 9 refer).

It is therefore recommended that the Major Projects and Finance Committee NOTES the bi-monthly capital works project reports forming Attachments 1 to 9 to this Report.

BACKGROUND

At its meeting held on 12 November 2018 the Major Projects and Finance Committee requested that the following project reports from the *2018-19 Capital Works Program* be provided on a bi-monthly basis:

Project Code	Project Description
FNM2054 PEP2707	Whitfords Nodes Health and Wellbeing Hub.
FPN2240	Burns Beach to Mindarie Dual Use Path.
MPP2063	Percy Doyle Tennis Clubrooms Refurbishment.
MPP2065	Percy Doyle Sorrento Bowling Clubrooms Refurbishment.
PDP2117	Juniper Park Landscape Master Plan.
PDP2272	Parin Pioneer Park Development.
SSE2057	Leafy City Program.
STL2003	Joondalup City Centre Lighting.
STL2055	Kingsley Park Floodlighting Upgrade.

DETAILS

A summary of the projects and their current status is detailed in the bi-monthly project reports forming Attachments 1 to 9 to this Report.

The following project which required a bi-monthly project report has now been completed and no further reports will be presented to the Major Projects and Finance Committee:

- Percy Doyle Tennis Clubrooms Refurbishment.

Issues and options considered

Not applicable.

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

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

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

Strategic Community Plan**Key theme**

Financial Sustainability.

Objective

Major project delivery.

Strategic initiative

Not applicable.

Policy

Not applicable.

Risk management considerations

Not applicable.

Financial / budget implications

Not applicable.

Regional significance

Not applicable.

Sustainability implications

Not applicable.

Consultation

Not applicable.

COMMENT

The attached capital works project reports provide an update on the activities undertaken.

Cr Poliwka entered the room at 5.53pm.

Cr Poliwka left the room at 5.54pm and returned at 5.56pm.

VOTING REQUIREMENTS

Simple Majority.

MOVED Cr Logan, SECONDED Cr Fishwick that the Major Projects and Finance Committee NOTES the bi-monthly capital works project reports forming Attachments 1 to 9 to this Report.

The Motion was Put and

CARRIED (6/0)

In favour of the Motion: Mayor Jacob, Crs Fishwick, Logan, McLean, Poliwka and Taylor.

Appendix 1 refers

To access this attachment on electronic document, click here: [Attach1agnMPF190311.pdf](#)

Disclosure of interest affecting impartiality

Name/Position	Cr Russ Fishwick, JP.
Item No./Subject	Item 2 - Update on the 2018-19 Capital Works Program.
Nature of interest	Interest that may affect impartiality.
Extent of Interest	Cr Fishwick is a member of the Sorrento Bowling Club and Vice Patron of the Sorrento Surf Life Saving Club.

ITEM 2 UPDATE ON THE 2018-19 CAPITAL WORKS PROGRAM

WARD	All
RESPONSIBLE DIRECTOR	Mr Nico Claassen Infrastructure Services
FILE NUMBER	107023, 101515
ATTACHMENTS	Attachment 1 Capital Works Project Report 2018-19
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 and Finance Committee to note the update on the *2018-19 Capital Works Program*.

EXECUTIVE SUMMARY

The Capital Works Project Report for the 2018-19 program as at 31 January 2019 is attached (Attachment 1 refers).

It is therefore recommended that the Major Projects and Finance Committee NOTES the report on the Capital Works Projects for 2018-19 as at 31 January 2019 forming Attachment 1 to this Report.

BACKGROUND

At its meeting held on 6 November 2017 (JSC03-11/17 refers), Council resolved, in part as follows:

“That Council:

“2 ESTABLISHES a new Major Projects and Finance Committee, with the role of the new committee being to:

- 2.1 *oversee the progress of the City's annual capital works program and review of the City's Five Year Capital Works Program;*
- 2.2 *make recommendations to Council on modifications of capital works projects and major strategic capital projects;"*

DETAILS

The Capital Works Project Report for the 2018-19 program as at 31 January 2018 is provided at Attachment 1 to this Report.

Not applicable.

Legislation / Strategic Community Plan / policy implications

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

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

Strategic Community Plan

Key theme Financial Sustainability.

Objective Major project delivery.

Strategic initiative Not applicable.

Policy Not applicable.

Risk management considerations

Not applicable.

Financial / budget implications

Not applicable.

Regional significance

Not applicable.

Sustainability implications

Not applicable.

Consultation

Not applicable.

COMMENT

The Capital Works Project Report for the 2018-19 program provides an update on the capital works activities undertaken as at 31 January 2019.

VOTING REQUIREMENTS

Simple Majority.

MOVED Cr McLean, SECONDED Cr Poliwka that the Major Projects and Finance Committee NOTES the report on the Capital Works Projects for 2018-19 as at 31 January 2019 forming Attachment 1 to this Report.

The Motion was Put and

CARRIED (6/0)

In favour of the Motion: Mayor Jacob, Crs Fishwick, Logan, McLean, Poliwka and Taylor.

Appendix 2 refers

To access this attachment on electronic document, click here: [Attach2agnMPF190311.pdf](#)

ITEM 3 **IMPACT ON 20 YEAR STRATEGIC FINANCIAL PLAN OF REPORTS TO COUNCIL – JULY TO DECEMBER 2018**

WARD	All
RESPONSIBLE DIRECTOR	Mr Mike Tidy Corporate Services
FILE NUMBER	107632, 101515
ATTACHMENTS	Attachment 1 <i>Impact on 20 Year Strategic Financial Plan of Reports to Council – July to December 2018</i>
AUTHORITY / DISCRETION	Information - includes items provided to Council for information purposes only that do not require a decision of Council (that is for 'noting').

PURPOSE

For the Major Projects and Finance Committee to note the impacts to the *20 Year Strategic Financial Plan* (20 Year SFP) of reports approved by Council for the period July to December 2018.

EXECUTIVE SUMMARY

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

This report covers Quarters 1 and 2 (July to December 2018). There are two reports, Chichester Park Redevelopment (CJ208-11/18 refers) and Joondalup Men's Shed (CJ228-12/18 refers) that overall have a cost in the 20 year SFP of \$3.1 million.

It is therefore recommended that the Major Projects and Finance Committee NOTES the two reports considered by Council for the period July to December 2018 that had an estimated net cost over the life of the 20 Year Strategic Financial Plan of \$3.1 million.

BACKGROUND

A new quarterly report was introduced in July 2014, as part of the CEO's Key Performance Indicators. The intention is to provide progressive updates between annual reviews of the 20 Year SFP by summarising the impacts on the SFP of reports presented to Council. This report is for the second quarter of 2018-19, there were no impacts listed for the first quarter.

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

DETAILS

Attachment 1 provides details of two reports between July and December 2018 that have an overall cost of \$3.1 million as follows:

- Chichester Park Redevelopment (CJ208-11/18 refers) to proceed, an overall cost of \$2.4 million compared to previous 20 Year SFP.
- Joondalup Men's Shed to be located at 17 Winton Road, Joondalup and construction works at the City's Works Operations Centre (CJ228-12/18 refers) to proceed at a cost of \$0.7 million compared to previous 20 year SFP.

The table in Attachment 1 notes the impacts have been categorised as follows:

- \$3.1 million commitments made by Council.
- \$0.0 million other impacts including amounts that were informed by other bodies, or potential impacts for reports that have been noted, without a firm commitment having been made yet.
- The 20 Year SFP impact is based on the following:
 - Total estimated cash flows up to 2036-37.
 - Includes inflation.
 - Includes all whole-of-life costs such as capital expenditure, operating expenses, operating income, reserves, borrowings, interest payments and earnings on cash held.

As a result of calculating the impacts up to 2036-37 for total cash, the impact for each report is higher than the initial impact.

Issues and options considered

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

Legislation / Strategic Community Plan / policy implications

Legislation

Local Government Act 1995.

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

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

Strategic Community Plan

Key theme

Financial Sustainability.

Objective

Effective management.

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

Policy Not applicable.

Risk management considerations

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

Financial / budget implications

The impact to the City up to 2036-37 of the reports approved between July and December 2018 is estimated to be a cost of \$3.1 million. This impact is the total change in cash at the end of 2036-37.

Regional significance

Not applicable.

Sustainability implications

Not applicable.

Consultation

Not applicable.

COMMENT

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

VOTING REQUIREMENTS

Simple Majority.

MOVED Cr Poliwka, SECONDED Cr McLean that the Major Projects and Finance Committee NOTES the two reports considered by Council for the period July to December 2018 that had an estimated net cost over the life of the *20 Year Strategic Financial Plan* of \$3.1 million.

The Motion was Put and

CARRIED (6/0)

In favour of the Motion: Mayor Jacob, Crs Fishwick, Logan, McLean, Poliwka and Taylor.

Appendix 3 refers

To access this attachment on electronic document, click here: [Attach3aqnMPF190311.pdf](#)

ITEM 4 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 Timeline as at 6 February 2019 Attachment 2 Ocean Reef Marina Refined Concept Plan
AUTHORITY / DISCRETION	Information - includes items provided to Council for information purposes only that do not require a decision of Council (that is for 'noting').

PURPOSE

For the Major Projects and Finance Committee to note the progress of the Ocean Reef Marina development.

EXECUTIVE SUMMARY

To progress the implementation of the Ocean Reef Marina development, the following activities and tasks have been undertaken since the previous project status report was considered by the Major Projects and Finance Committee at its meeting held on 12 November 2018 (Item 7 refers):

- 1 Liaison and engagement with the State Government through LandCorp.
- 2 Concept Plan development
- 3 Progression of the environmental and planning approval processes.
- 4 Community engagement.
- 5 Stakeholder engagement.
- 6 Other matters.

The project is progressing in accordance with the amended Ocean Reef Marina Indicative Timeline as at 6 February 2019 (Attachment 1 refers).

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

BACKGROUND

1 State Government / LandCorp

Following the announcement by Premier Mark McGowan and Hon. Rita Saffioti (Minister for Transport; Planning; Lands) in September 2017 that LandCorp would lead the implementation of the Ocean Reef Marina project, the City's ongoing involvement in the project was articulated in the Memorandum of Understanding (MOU) endorsed by Council at its meeting held on 20 February 2018 (CJ031-02/18 refers) and executed in March 2018.

Clause 7.1 of the MOU states that:

“The Parties agree to facilitate the transition of proponenty to LandCorp in an orderly and expeditious manner.”

As part of the orderly transition process, in October 2018 the City formally notified the Environmental Protection Authority (EPA) that proponenty for the project, for the purposes of the Public Environmental Review (PER), now rests with LandCorp.

Further engagement and negotiation with LandCorp and the Department of Planning, Lands and Heritage (DPLH) is required to transfer proponenty for the Metropolitan Region Scheme (MRS) Amendment. It is anticipated this will occur prior to gazettal of the MRS Amendment.

Additional discussion and negotiation is also required with LandCorp on matters affecting the City as the project moves to construction and operation, including (but not limited to) the following:

- Marina management post-construction.
- Land assembly and contribution of the City owned land required for the project.
- Consideration of contributions to the cost of community infrastructure.
- Management of the public car parking.
- Other agreements required between the City and the State Government (via LandCorp).

The above matters were identified in the MOU endorsed by Council at its meeting held on 20 February 2018 (CJ031-02/18 refers).

2 Concept Plan development

The refined Concept Plan (Attachment 2 refers) was endorsed for community engagement by the Government Steering Committee in August 2018. The refined plan was developed following an extensive review process undertaken by the Project Steering Group with considerable input from the Department of Transport (DoT).

The plan was refined, based on community, agency and project team feedback, to ensure that the Ocean Reef Marina is:

- appropriate to the location
- providing the amenities and features that the community wants
- environmentally responsible
- financially sustainable.

3 Planning and Environmental Approvals

Metropolitan Region Scheme Amendment 1270/41

MRS Amendment 1270/41 was advertised for public comment from November 2016 to February 2017.

In August 2018 the City and LandCorp made a deputation to the Western Australian Planning Commission (WAPC) as part of the Hearing process for the assessment of the MRS Amendment.

Following the deputation, clarification was provided to the WAPC on the current concept plan, consideration of the refined Concept Plan and the statutory planning delivery framework.

In short, the current concept plan remains the relevant plan for consideration in the MRS Amendment 1270/41 process. It is considered imperative that the current MRS process progresses in order to provide project certainty and to meet State Government expectations for onsite commencement in 2020.

Negotiated Planning Outcome for Bush Forever Site 325

Following public advertising concurrently with MRS Amendment 1270/41, finalisation of the draft Negotiated Planning Outcome (NPO) commenced. The NPO must be finalised prior to gazettal of MRS Amendment 1270/41.

Public Environmental Review

Public advertising of the PER documents occurred from November 2016 to February 2017. Extensive engagement has occurred with the Department of Water and Environmental Regulation – Environmental Protection Authority Services (EPA Services) since responses to submissions were finalised and provided by the City and LandCorp.

LandCorp has been formally identified as the proponent for the PER process following advice from the City to the EPA in October 2018.

It should be noted that the PER process is being undertaken on the current concept plan.

Marmion Marine Park

The actual impacts of the Ocean Reef Marina on the Marmion Marine Park habitat are considered through the PER process as are any offset requirements. However, separate to that process, the development requires excision from the Marmion Marine Park which is a complex process managed by DBCA on behalf of the Conservation and Parks Commission.

DBCA has confirmed that the Conservation and Parks Commission has resolved to approve “in-principle” the proposed Marmion Marine Park excision, subject to the project receiving the required statutory approvals. A Bill of Parliament is required to facilitate and formalise the excision process.

Draft preliminary Ocean Reef Marina Structure Plan

Further development of the draft preliminary *Ocean Reef Marina Structure Plan* (Structure Plan) cannot be progressed until the outcome of the PER and MRS Amendment processes is known. The need for a structure plan is also being considered as part of the investigations into an alternate planning framework.

4 Stakeholder Engagement

Of considerable importance to the success of the implementation of the project is timely and appropriate stakeholder engagement. An extensive stakeholder list has been prepared as well as a stakeholder engagement and communication strategy, endorsed by the Government Steering Committee.

DETAILS

1 State Government / LandCorp

Minister responsible for LandCorp

In December 2018 Premier Mark McGowan announced that the Hon. Ben Wyatt MLA will assume ministerial responsibility for the Lands portfolio which includes the Western Australian Land Authority (LandCorp).

LandCorp recently briefed Minister Wyatt on the Ocean Reef Marina project who indicated his support for the project and the State Government's on-going commitment to construction commencement in 2020.

Ocean Reef Marina State Government Steering Committee

A meeting of the Ocean Reef Marina State Government Steering Committee (Steering Committee) was held on 5 February 2019.

Matters discussed included:

- status of the MRS Amendment and PER processes
- planning framework
- land assembly
- sustainability and innovation
- stakeholder and community engagement
- Marmion Marine Park excision
- Native Title.

The City is represented on the Steering Committee by His Worship the Mayor and the Chief Executive Officer. The Member for Joondalup, Emily Hamilton MLA, is also a member of the Steering Committee.

Marina Management Agreement

The State Government has identified DoT as the preferred marina manager subject to a detailed marina management agreement being reached.

Discussions and negotiations on the agreement have commenced and LandCorp has engaged an external consultant to prepare the necessary financial models which will inform the various aspects of the agreement.

Other matters that are the subject of current negotiations between LandCorp, DoT and the City in relation to the agreement include:

- the scope of the marina operations area
- public realm responsibility
- public car / trailer parking income
- rateability of the boat pens.

The marina management agreement is required to be finalised prior to gazettal of MRS Amendment 1270/41.

Based on the refined concept plan, the whole of Lot 1032 and a portion of Lot 1029 (owned by the City freehold) will form part of the Ocean Reef Marina development area. Further, the City has management over a major part of the Crown Land within the development area.

Clause 6.1(g) of the MOU between the City and LandCorp (endorsed by Council at its meeting held on 20 February 2018, CJ031-02/18 refers) states:

“6.1 The City agrees that it shall:

- (g) Contribute the portion of City owned land required for the Project for an agreed market value (assumed to be nominal) consideration. The methodology used to value the required Project land to be agreed between the Parties.”*

The City is seeking legal advice on the following:

- Compliance requirements under the *Local Government Act 1995* for disposing of the City's freehold land.
- Actions to be taken to relinquish management of the relevant lots.
- Benefits (or otherwise) of disposing of the whole of Lot 1029.
- Timelines for completing the required actions.
- Other matters the City should consider during negotiations with LandCorp on its land contribution to the project.

The legal advice received together with up-to-date land valuations will inform the required negotiations with LandCorp.

2 Concept Plan

The refined concept plan was endorsed by the Steering Committee for community engagement in August 2018 (Attachment 2 refers).

It is possible that further amendments will be made to marine services precinct (including the Ocean Reef Sea Sports Club (ORSSC) / Joondalup RSL (RSL) and the Whitfords Volunteer Sea Rescue Group (WVSRG) sites).

Once any required amendments are made, following engagement with the ORSSC / RSL and WVSRG, the detailed design process will commence.

3 Planning and Environmental Approvals

Metropolitan Region Scheme Amendment 1270/41

MRS Amendment 1270/41 was considered by the WAPC at its meeting held in February 2019.

The City together with LandCorp made a joint deputation to the WAPC in support of the project.

After the WAPC makes its decision, MRS Amendment 1270/41 will be tabled in both Houses of Parliament for 12 sitting days. However, the amendment cannot be gazetted until the PER is finalised.

Planning Framework Investigations

MRS Amendment 1270/41 is based on the previous concept plan and, if approved, a mechanism for acknowledging the changes to the MRS zoning within the refined concept plan, needs to be identified and progressed.

A senior officers' working group consisting of representatives from LandCorp, DPLH, the City, town planning consultants Taylor Burrell Barnett and a legal advisor, has been established to consider and implement the optimum planning framework.

Negotiated Planning Outcome for Bush Forever Site 325

Negotiations to secure a suitable land parcel for inclusion into the conservation reserve (the offset component of the NPO) are nearing completion.

LandCorp are continuing to engage with both DBCA and DPLH to finalise and agree all components of the NPO prior to gazettal of MRS Amendment 1270/41.

Public Environmental Review

In December 2018, EPA Services provided the PER draft conditions to the City, LandCorp and other agencies for comment and feedback.

The draft conditions were considered mostly well-constructed and appropriate; however, the City (and LandCorp) suggested some amendments to the conditions and provided an explanatory position on these suggestions. The City requested that the suggested amendments be considered by the EPA before finalisation of the assessment report and conditions.

On 25 February 2019 the EPA advised that the Ocean Reef Marina proposal was environmentally acceptable and has recommended to the Minister for Environment that the proposal could proceed with strict conditions.

The EPA recommended nine conditions including the following:

- Further investigations and management plan are carried out to minimise impacts to the nearby beaches.
- Requirements for monitoring and management plans to ensure the proposal will avoid or minimise impacts to water quality and marine habitats outside the marina.
- Offsetting the residual impacts to the marine environment by requiring the proponent to implement actions to improve the health of reef habitats in the Marmion Marine Park.

The EPA's report to the Minister was open for a two week public appeal period which closed on Monday 11 March 2019. A final decision will then be made by the Minister.

As the PER is based on the previous plan, a section 45C process (*Environmental Protection Act 1986* – changes to proposals after statement issued) is required to amend the concept plan. The section 45C requires approval from the Minister for Environment.

Marmion Marine Park Excision

As reported above, the Conservation and Parks Commission resolved to approve "in-principle" the proposed Marmion Marine Park excision and the required process has commenced.

The proposed excision area boundary was developed in consultation with DBCA and DoT and considers operational and maintenance requirements. The proposed excision boundary encompasses:

- the PER assessment development envelope
- shoreline access provisions for management of wrack and sediment accumulations
- sufficient flexibility to allow for minor detailed design modifications
- occasional offshore disposal by bypassing or back-bypassing trapped materials
- installation of navigation aids.

The excision requires an Act of Parliament and a Cabinet Submission (prepared by DBCA in collaboration with LandCorp, DPLH, DoT and the City) is also required to progress the process.

4 Community Engagement

Following the community engagement events held in October 2018, LandCorp met individually with a number of local Ocean Reef residents to address concerns and provide more detailed project information. The significant concerns identified by these residents were:

- impact of loss of views on property prices and lifestyle
- construction impacts (specifically dust and traffic)
- impact of the marina on local residents (noise, light and traffic).

Public Realm Community Reference Group

In December 2018, LandCorp selected the following community members of the Public Realm Community Reference Group (CRG) via a random selection process overseen by an independent probity auditor:

Andrew Mort
Annette Ellerby
Barbara Daniels
Callum McGougan
Courtney Black
Jeffrey Williams
Jim Moro
Juliet Wills

Kathryn Blomley
Luc Blomme
Mark Story
N Dimond
Norman Liddlow
Peter Dorizzi
Steph Smith

The following community groups are also represented:

City of Joondalup	Michelle Meuwese (Senior Landscape Architect)
WA Police	Senior Sergeant Peter Feast
Inclusion Solutions	Denver D'cruz
Joondalup Community Coast Care Forum	Don Poynton
Joondalup Business Association	TBC

The role of the CRG is to provide input into the design of the public realm of the Ocean Reef Marina. This includes the parks, streetscapes, boardwalks, walk trails and the like.

Facilitated by the project's landscape architects, UDLA, two workshops were held in February 2019 where the CRG identified the vision and guiding principles and developed public realm options. A further workshop to be held in March will agree on the ultimate direction for the public realm.

Next Steps

- LandCorp Have Your Say website: Public realm vision and guiding principles released for general community comment.
- School Engagement: Obtain input on the design of the public realm from the students from local schools.
- Traffic Workshop: Traffic impact workshop to be held with local residents.
- Quarterly newspaper columns.
- Social media posts.

5 Stakeholder Engagement

Engagement continued with the relevant State Government agencies on matters such as the PER, MRS Amendment, Marmion Marine Park excision, land assembly, abalone industry compensation, Native Title and future marina management.

Ocean Reef Sea Sports Club, Joondalup RSL and Whitfords Volunteer Sea Rescue Group

Following the initial presentation of the refined concept plan to the above entities, a series of workshops / meetings was held during December 2018 and January 2019. The purpose was to discuss feedback received on the refined concept plan and to agree on an approach moving forward.

LandCorp has engaged external consultants to facilitate the Business Planning process for the ORSSC / RSL and WVSRG separately.

Each of these entities has provided LandCorp and the City with a "wish list" of their requirements within the new marina. A series of workshops was held with each entity in February and it is anticipated that the Business Plans will be completed by May 2019.

The detailed Business Plans will assist with funding applications and, in the case of the ORSSC, determine whether the aspirations and vision for the future of the club are obtainable. The process will also identify whether minor amendments to the marine precinct of the refined concept plan are required.

The Business Planning process includes engagement with DoT, Department of Fire and Emergency Services, Department of Local Government, Sport and Cultural Industries and the City.

Local Surfers

The Ocean Reef Marina will directly impact some local surf breaks. LandCorp has instigated engagement with local surfing groups to identify and consider the development of surfing amenities. It should be noted, however, that LandCorp's Business Case does not include provision of these amenities.

6 Other Matters

Native Title

The South West Native Title Settlement (SWNTS) was registered in the National Native Title Tribunal in October 2018. Since that time a number of parties have sought applications for Judicial Review of the SWNTS.

If effective settlement of the SWNTS has not occurred by mid 2019, an alternative process under the provisions of the *Native Title Act 1993* will need to be progressed.

LandCorp will continue to work collaboratively with the Department of the Premier and Cabinet and DPLH to resolve the Native Title matter.

Abalone Compensation

In November 2018, State Cabinet formally approved the establishment of a Voluntary Fisheries Adjustment Scheme (VFAS) to facilitate compensation to the commercial abalone licence holders impacted by the development of the Ocean Reef Marina.

Once the project receives final approval, the VFAS will be established and implemented by the Department of Primary Industries and Regional Development (Fisheries) (DPIRD).

Engagement is on-going with DPIRD and Recfishwest to facilitate a suitable strategy for non-commercial licence holders who fall outside the provisions of the *Fisheries Adjustment Scheme Act 1987*.

Artificial Fishing Reef

In December 2018, Hon. Dave Kelly MLA (Minister for Fisheries) announced that an artificial fishing reef would be constructed eight kilometres to 10 kilometres off the coast at Ocean Reef.

Funding for the reef comes from the Recreational Fishing Initiatives Fund, administered by Recfishwest.

Purpose built artificial fishing reefs (currently six reefs located in Western Australian waters) are specially designed to enhance fish habitat and production by providing food and shelter to a variety of fish species.

The Ocean Reef site was chosen following a public consultation process. The City, in collaboration with LandCorp, made a submission supporting the Ocean Reef location for the new artificial fishing reef.

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.*
- *Fisheries Adjustment Scheme Act 1987.*
- *Environmental Protection, Biodiversity and Conservation Act 1999 (Cwlth).*
- *Local Planning Scheme No. 3.*

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

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

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

Early engagement with the State Government / LandCorp on the City's on-going role and responsibilities as the project progresses was previously identified as a risk management consideration.

The execution of the MOU ensures that the City's interests in the project are acknowledged and protected. Further it allows the City to negotiate with the State Government on matters such as land tenure, on-going management responsibilities of a constructed marina and the City's contribution to the construction of community infrastructure.

Financial / budget implicationsCurrent financial year impact

Account no.	C1001.
Budget Item	Ocean Reef Marina.
Budget amount	\$ 112,398
Amount spent to date	\$ 32,304
Balance	\$ 80,094

Total Project Expenditure (as at 31 January 2019 including internal staff costs):

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	\$ 575,906
2017-18	\$ 174,832
2018-19	\$ 32,304
LESS Grants Received	<u>\$(1,285,500)</u>

Total City Expenditure \$ 5,272,161

2018-19 Mid Year Review Budget (MYR)

The 2018-19 MYR project budget is \$112,398 which covers staff costs, communications and marketing (independent of LandCorp's stakeholder engagement strategy) as well as an allocation for the City to undertake financial / economic investigations on the on-going financial impacts (both income and expenditure) of the project. LandCorp is responsible for all costs related to the project (not directly attributable to the City).

Annual operating cost	Preliminary investigations into the on-going financial impacts (both income and expenditure) have commenced based on the refined concept plan.
Estimated annual income	
Capital replacement	The outcomes of these investigations will inform the City's negotiations with LandCorp on the matters identified in this Report the outcomes of which will enable a more accurate determination on whole of life impacts.
20 Year Strategic Financial Plan impact	
Impact year	The outcomes will also enable a detailed Business Case to be prepared for the disposal of the City's freehold land required for the development.

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

Infrastructure Sustainability

At its meeting held on 19 May 2009 (JSC5-05/09 refers), Council endorsed the Ocean Reef Marina Philosophy and Parameters, articulated the City's vision for the project and acknowledged the City's commitment to achieving a sustainable green development.

At its meeting held on 20 February 2018 (CJ031-02/18 refers) it was agreed that Council, among other things:

“3 REQUESTS the City to liaise with and request LandCorp to pursue development parameters which will deliver world class sustainable built form at the Ocean Reef Marina.”

The project has been registered for an Infrastructure Sustainability (IS) Planning rating from the Infrastructure Sustainability Council of Australia.

The IS Rating Tool was developed by the Infrastructure Sustainability Council of Australia in collaboration with industry, to drive and measure sustainability within infrastructure projects and assets. The tool can be applied to built infrastructure as well as to the planning, design and operation of infrastructure.

As required by the IS Rating Tool, a workshop was held in November 2018 with the consultant team and stakeholders to derive the initial weightings for each sustainability topic which include: governance, economics, stakeholder engagement and environment.

Nine Innovation Ideas

LandCorp conducted an “Ideas Café” to identify innovative ideas that could be incorporated into the development. More detailed project scoping templates for each of the innovation ideas and it is anticipated that a project team for each idea will be established to further develop the ideas.

It has been suggested that relevant City officer be involved in the project teams to provide input on integration with existing and future City plans as well as compliance and regulatory requirements.

The nine identified innovations ideas are:

- big picture, world-scale land uses
- smart precinct / smart marina
- water wise development
- low carbon integrated energy system / micro-grid
- smart waste precinct
- abalone artificial reef and dive trail
- future proofed transport
- self-sustained community development
- celebrating coastal maritime and indigenous cultural history.

Consultation

LandCorp's stakeholder engagement strategy identifies His Worship the Mayor, Elected Members and the City as well as Ministers, State Government agencies and special interest groups such as abalone industry representatives as key stakeholders in the project.

Regular engagement with these, and other stakeholders, occurs as and when required and will continue as the project progresses.

The strategy also complements and builds on the community engagement undertaken by the City throughout the life of the project. The City has provided LandCorp with extensive information on the outcomes of past engagement with the community as well as other key stakeholders (including Government agencies).

COMMENT

Since the previous meeting of the Major Projects and Finance Committee on 12 November 2018, the Ocean Reef Marina project has progressed in accordance with the amended program prepared by LandCorp.

The project is subject to a tight timeframe and there are challenges to be resolved. LandCorp has also identified some issues that could potentially delay the advertised commencement date of 2020. However, LandCorp is confident that through careful management of these issues, this start date can be realised.

The City continues to provide support to LandCorp and the project team at all levels of the project and is committed to protecting the City's vision for the Ocean Reef Marina.

VOTING REQUIREMENTS

Simple Majority.

MOVED Cr Taylor, SECONDED Cr Poliwka that the Major Projects and Finance Committee NOTES the Ocean Reef Marina Project Status Report.

The Motion was Put and

CARRIED (6/0)

In favour of the Motion: Mayor Jacob, Crs Fishwick, Logan, McLean, Poliwka and Taylor.

Appendix 4 refers

To access this attachment on electronic document, click here: [Attach4agnMPF190311.pdf](#)

ITEM 5 **CITY'S ACQUISITION AND SALE OF CROWN LAND -
LOT 12223 (12) BLACKWATTLE PARADE, PADBURY**

WARD	Central
RESPONSIBLE DIRECTOR	Mr Garry Hunt Office of the CEO
FILE NUMBER	55022, 101515
ATTACHMENTS	Attachment 1 Location Plan
AUTHORITY / DISCRETION	Executive - The substantial direction setting and oversight role of Council, such as adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.

PURPOSE

For Council to consider the disposal of Lot 12223 (12) Blackwattle Parade, Padbury (Lot 12223) once acquired from the Department of Planning, Lands and Heritage (DPLH-Lands).

EXECUTIVE SUMMARY

The City's acquisition of the former community purpose site is related to petitions tabled during 2011 where residents' local to the site in "Hepburn Heights" raised concerns about parking, traffic and pedestrian issues occurring since the opening of St. Stephen's School's Early Learning Centre (St Stephen's ELC) (Attachment 1 refers). A long-term strategy to alleviate some of the issues was considered to be the acquisition of Lot 12223. Once owned, Lot 12223 could be rezoned and sold with the sale proceeds being used for the installation of traffic lights at the intersection of Walter Padbury Boulevard and Hepburn Avenue, Padbury.

The DPLH-Lands and DPLH-Planning both conditionally supported the City's proposal with the DPLH-Planning advising that use of the sale proceeds needed to align with the City's community purpose definition under *Local Planning Scheme No. 3* (LPS3). DPLH-Planning considers that the installation of traffic lights does not align with this definition and does not support the use of the funds for this use. Support for traffic lights is necessary from Main Roads WA (MRWA) and advice on a number of occasions has been that it does not support traffic lights at this intersection.

There is a past Council resolution for the City to advocate for the above conditions to be reconsidered by MRWA and DPLH-Planning. If this were to be the case, DPLH-Lands would consider approving the use of the funds for the installation of traffic lights.

The City owning Lot 12223 is imminent as the outstanding matter of dealing with an easement has been resolved to the DPLH-Lands' satisfaction. Authorisation for the Chief Executive Officer to dispose of the site is now required under Section 3.58 of the *Local Government Act 1995* (Act).

A conditional offer to purchase the site by private treaty has been received which was well short of a recent market valuation. Using a current market valuation for the reserve, it is considered that a public auction will gauge the market conditions. Should the property not sell at auction, or via any post-auction negotiations, the Chief Executive Officer can be authorised to sell the site via private treaty.

During the amendment process to rezone the site to 'Commercial' it was noted that a traffic impact assessment would be required as part of any future development application process. On receipt of this assessment, it may strengthen the case for a traffic treatment at the junction of Walter Padbury Boulevard and Hepburn Avenue, Padbury.

It is therefore recommended that Council:

- 1 *AUTHORISES the Chief Executive Officer to dispose of Lot 12223 (12) Blackwattle Parade, Padbury by public auction on the property being owned by the City;*
- 2 *AUTHORISES the Chief Executive Officer to dispose of Lot 12223 (12) Blackwattle Parade, Padbury by private treaty should the public auction process be unsuccessful;*
- 3 *NOTES that it has previously SUPPORTED the creation of a reserve account in the City's Trust Fund for community projects in the vicinity of Lot 12223 (12) Blackwattle Parade, Padbury in line with the definition of 'Community Purpose' under the City's former District Planning Scheme No. 2 in which the sale proceeds of Lot 12223 (12) Blackwattle Parade, Padbury are to be allocated to;*
- 4 *NOTES a further status report on the progress of the City's proposed acquisition and disposal Lot 12223 (12) Blackwattle Parade, Padbury will be submitted to the Major Projects and Finance Committee meeting to be held on 6 May 2019.*

BACKGROUND

Petitions

At the Council meeting held on 28 June 2011 (C22-06/11 refers), two petitions were tabled with an accumulated total of 117 signatures. The petitions were similar in content and requested that parking, traffic and pedestrian issues occurring since the opening of the St Stephen's ELC in February 2011 be addressed. St Stephen's ELC is located at Lot 12816 (9) Brookmount Ramble, Padbury and shown on Attachment 1.

The petitions requested that the City implement short term cost-effective initiatives to alleviate the local parking and vehicular movement issues and a long-term solution should be an application to the DPLH-Lands seeking the acquisition of Lot 12223. On the City owning the site in freehold, it could be rezoned to a commercial zoning and sold. The sale proceeds could then be used to alleviate traffic congestion and improve community safety, security and amenities in this part of Padbury. The premise of this request was that the City would acquire Lot 12223 from the DPLH-Lands at a concessional purchase price.

Advice from the DPLH-Lands

A business case was submitted to the DPLH-Lands which resulted in the City receiving conditional support for the purchase of the site at the concessional rate of \$88,000 (excl GST). Community's support was one of the DPLH-Lands conditions, as was the proceeds from the sale of the site being placed in a trust account that had an auditable trail available of the use of the funds. The DPLH-Planning's support for the proposal was also a requirement.

Advice from the DPLH-Planning

Advice from the DPLH-Planning was that it did not object to the sale of Lot 12223 to the City, noting that a right of carriageway over the existing driveway for the benefit of the adjacent shopping centre would be necessary. A further condition was for the proceeds from the sale of the site to be placed in a reserve fund and used for community purposes as detailed under the City's former *District Planning Scheme No. 2* – now LPS3 as follows:

Community Purpose - means the use of premises designed or adapted primarily for the provision of education, social, cultural and recreational facilities and services by organisations involved in activities for community benefit.

The DPLH-Planning advised that using the proceeds to address parking, traffic and pedestrian issues is not in accordance with the intent of the community purpose definition. Additional comments were provided on the extent of where the sales proceeds might apply. It had no definite policy position on the definition of 'locality' but commented that if the former community purpose site had been developed, it would have attracted residents from both the northern and southern side of Hepburn Avenue.

Concerning the DPLH-Planning's advice that the proceeds should not be used for parking, traffic and pedestrian issues in the area, DPLH-Lands advised the City that this condition would require removal before the acquisition could proceed. The progress of the acquisition continued due to the City's reassurance that before utilising any of the funds, it would seek the prior approval of the DPLH-Lands.

At its meeting held on 24 June 2014 (CJ104-06/14 refers), among other matters, Council accepted in-principle, the concessional purchase price conditionally provided by the DPLH-Lands for Lot 12223. On acquiring Lot 12223, the City would rezone the site and sell it at market value to fund community projects in the local area. Council also authorised public advertising of the proposal to allow Council to gauge residents' opinions on the acquisition of the site, in addition to seeking comments on proposed options for local capital improvement projects.

Community Consultation

Community consultation took place from 24 February 2015 to 26 March 2015 in line with the requirements of the DPLH-Lands and the City's approved *Community Consultation and Engagement Policy* and *Community Engagement Protocol*. The local community's feedback on the proposed acquisition of Lot 12223 was requested, in addition to a number of selected projects. Included was the Council preferred project of the installation of traffic lights at the intersection of Walter Padbury Boulevard and Hepburn Avenue, Padbury.

The result of the community consultation indicated that there was a high level of support for the acquisition. Support was also provided for the three projects detailed below and as provided in the information to residents within a 500 metre radius of Lot 12223 during the consultation.

- Option A Installation of traffic lights at the intersection of Walter Padbury Boulevard and Hepburn Avenue, Padbury to resolve ingress / egress traffic issues.
- Option B Upgrade the existing landscape along Hepburn Avenue, Padbury.
- Option C Upgrade the current infrastructure at Fernwood Park.

The preferred community project was Option A.

Notwithstanding Option A being the Council preferred project and the community's, MRWA had on a number of occasions indicated that it does not support traffic lights at this location. MRWA's support is necessary for the installation of traffic lights.

At its meeting held on 19 May 2015 (CJ082-05/15 refers), Council requested the development of an advocacy plan. The purpose of the plan was to gain support from the relevant State Government departments to enable the future proceeds from the sale of this site to be utilised on the community's and Council's preferred project. This advocacy plan has been developed; the implementation can be considered once the traffic impact assessment as required as part of a development application has been completed.

DETAILS

Rezoning

Ministerial approval was provided to Amendment No. 87 on 21 December 2017 to rezone Lot 12223 from 'Civic and Cultural' to 'Commercial.' The gazettal date was 12 January 2018.

As part of the assessment of the amendment, it was noted that a number of the land uses under the 'Commercial' zone could also be considered in the 'Civic and Commercial' reservation. As such, it was recognised that the zoning in itself might not result in greater traffic generation. Notwithstanding this, as part of the development application process, a traffic impact assessment will be required which will outline the traffic and vehicle movements associated with the development, and the suitability of the development from a traffic perspective.

Easement

An easement was required on Lot 12223 to allow the adjoining property owners of Lot 195 (6) Blackwattle Parade, Padbury continued access to their services area. As the easement document provided by the DPLH-Lands was not entirely fit for purpose, legal advice was requested. This is resulted in a public access easement being considered suitable and it did not require the strata owners of Lot 195 to be a party.

The easement land identified on an Interest Only Deposited Plan runs with the certificate of title for Lot 12223 and the owners of the site will be responsible for the maintenance of the easement land. Should the shopping centre site ever be substantially redeveloped, the easement conditions provide that the need for access to be on Lot 12223 will be reconsidered.

Issues and options considered

Authorisation

There is now the requirement for Council to authorise the CEO's disposal of Lot 12223. Under section 3.58 of the *Local Government Act 1995*, this can be by private treaty, public tender or public auction. It is considered that a public auction should be conducted as besides the City recently receiving a conditional offer, other interest has been shown in this site in the past.

The City has an up-to-date market valuation to guide the reserve price for the site.

Past Council Resolutions

As requested by Council at its meeting held on 19 May 2015 (CJ082-05/15 refers), an advocacy plan has been drafted in preparation to commence the process of requesting the relevant State Government departments' agreement for the installation of traffic lights at the junction of Walter Padbury Boulevard and Hepburn Avenue, Kingsley using the funds from the sale of Lot 12223. However, the implementation of the advocacy plan can be considered once a traffic impact assessment that is required as part of a development application has been completed.

Easement

The easement matter has been resolved by the use of a public access easement as agreed by the DPLH-Lands and provides the necessary access to the services area on Lot 195. Using this type of easement is not onerous on the strata owners of Lot 195, as the obligations under the easement are to be met by the owners of Lot 12223.

Legislation / Strategic Community Plan / policy implications

Legislation

The administration of Crown land is governed by the *Land Administration Act 1997* allowing the Minister for Lands to approve Crown land dealings.

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

Strategic Community Plan

Key theme

Financial Sustainability.

Objective

Financial diversity.

Strategic initiative

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

Policy

Sustainability Policy.

Risk management considerations

Unless it is withdrawn, it will be necessary for the City to meet a condition imposed by the DPLH-Planning which requires that projects funded from the proceeds of the sale of Lot 12223 meet the intent of the definition for "Community Purpose" detailed under the City's former *District Planning Scheme No. 2* – now LPS3. Meeting this condition may preclude projects supported by the local community during the public advertising period.

Notwithstanding the above consideration, Council's and the community's preference for the installation of traffic lights at the intersection of Walter Padbury Boulevard and Hepburn Avenue, Padbury was also not supported by MRWA.

Financial / budget implications

The purchase price of \$88,000 plus GST has been included in the 2018-19 budget to be funded from the Strategic Asset Management Reserve. The funds will be returned to the reserve from the sales proceeds. The balance funds from the sale will be allocated to a specific reserve account for community projects in the vicinity of Lot 12223 (12) Blackwattle Parade, Padbury in line with the definition of “Community Purpose” under LPS3.

Regional significance

Not applicable.

Sustainability implications

Disposal of City land that was acquired for community purposes should not be undertaken without there being a nominated purpose.

Council and residents local to Lot 12223 have indicated their preference on how the sale proceeds should be used.

The DPLH-Planning’s support for this acquisition is that the sale proceeds should be spent on community purposes that align with the City’s definition of ‘Community Purpose’ under LPS3.

The community purpose definition under LPS3 highlights services that relate to ‘education, social, cultural and recreational’, therefore the services proposed being accessible to all sectors of the community would be considered as being socially sustainable.

Consultation

Community consultation was undertaken from 24 February 2015 to 26 March 2015. This requested the local community’s feedback on the proposed acquisition of Lot 12223, in addition to a number of selected projects including a Council preferred project.

The scheme amendment proposal was advertised for public comment for a period of 42 days closing on 20 July 2017. This rezoned the site from ‘Civic and Cultural’ to ‘Commercial’ and removed the residential density code.

COMMENT

Lot 12223 (12) Blackwattle Parade, Padbury, a commercially zone site, will shortly be available for disposal. The City has not received further traffic, pedestrian or parking related complaints which may suggest that the issues that occurred as a result of the establishment of the (St Stephen’s ELC) have subsided. The results of the required traffic impact assessment of the proposed future development of site will determine what, in any, remedial options may be required.

VOTING REQUIREMENTS

Simple Majority.

MOVED Cr Poliwka, SECONDED Cr Fishwick that Council:

- 1 AUTHORISES the Chief Executive Officer to dispose of Lot 12223 (12) Blackwattle Parade, Padbury by public auction on the property being owned by the City;**
- 2 AUTHORISES the Chief Executive Officer to dispose of Lot 12223 (12) Blackwattle Parade, Padbury by private treaty should the public auction process be unsuccessful;**
- 3 NOTES that it has previously SUPPORTED the creation of a reserve account in the City's Trust Fund for community projects in the vicinity of Lot 12223 (12) Blackwattle Parade, Padbury in line with the definition of 'Community Purpose' under the City's former *District Planning Scheme No. 2* in which the sale proceeds of Lot 12223 (12) Blackwattle Parade, Padbury are to be allocated to;**
- 4 NOTES a further status report on the progress of the City's proposed acquisition and disposal Lot 12223 (12) Blackwattle Parade, Padbury will be submitted to the Major Projects and Finance Committee meeting to be held on 6 May 2019.**

The Motion was Put and

CARRIED (6/0)

In favour of the Motion: Mayor Jacob, Crs Fishwick, Logan, McLean, Poliwka and Taylor.

Appendix 5 refers

To access this attachment on electronic document, click here: [Attach5agnMPF190311.pdf](#)

ITEM 6 STATUS REPORT ON CITY FREEHOLD PROPERTIES PROPOSED FOR DISPOSAL AND A PROPOSED CROWN LAND ACQUISITION

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

PURPOSE

For Council to note the progress towards the disposal of two City-owned freehold properties and the acquisition of a Crown land community purpose reserve.

EXECUTIVE SUMMARY

Ten sites have been disposed of from the original total of 14, with two being withdrawn from sale. The two remaining sites Lot 2 (20) Kanangra Crescent, Greenwood (Lot 2) and Lot 803 (15) Burlos Court, Joondalup (Lot 803) did not sell at auction on 13 June 2018. Both sites are zoned 'Residential', with a restricted use allowing for the development of units for people over age 55.

Although the City has sold a number of sites with the restricted zoning of developing units for over 55s, there have now been two unsuccessful attempts to sell Lot 803 - by public tender during mid-2016 and by public auction in June 2018. Feedback received from developers on both occasions referenced the restricted zoning as overly restrictive from their perspective.

Through its land disposal project, it could be considered that the over 55 cohort has now received valuable support from the City as it has helped to provide the option to residents to 'age in place'. The City's land disposal project related to over 55-unit development has to date facilitated the creation of 51 units. Additional units for the over 55s will also be created once the three remaining sites that were sold under the same terms are developed – a development application recently being lodged on one of the sites.

In view of the above, removing the restriction from the zoning on Lot 803 may be an action for Council to consider and the same action could be considered for Lot 2.

Should an amendment to remove the restriction be considered, developer interest could well be enhanced. It may result in the City securing the sale of these two sites at market value and facilitating unit availability in Joondalup and Greenwood that all cohorts of the community can take advantage of. The City may wish to investigate what housing options are the most critical within the City of Joondalup and endeavour to dispose of the sites to provide for that need.

Under section 3.58 of the *Local Government Act 1995* (LGA) the Chief Executive Officer (CEO) has three available options to dispose of Lot 803 and Lot 2 and based on past Council resolutions, has been clarified in the recommendation.

Concerning the City's acquisition of Lot 12223 (12) Blackwattle Parade, Padbury (Lot 12223) (Attachment 3 refers), this has progressed to the City executing the contract and paying the deposit. A separate report has been provided to the Major Projects and Finance Committee on this matter.

It is therefore recommended that Council:

- 1 *NOTES the status report on the progress of the City's proposed disposal of two freehold land sites and the acquisition of a community purpose reserve Lot 12223 (12) Blackwattle Parade, Padbury;*
- 2 *AUTHORISES the Chief Executive Officer to dispose of the following sites by private treaty, public tender or public auction:*
 - 2.1 *Lot 803 (15) Burlos Court, Joondalup;*
 - 2.2 *Lot 2 (20) Kanangra Crescent, Greenwood;*
- 3 *REQUESTS the initiation of an amendment to Local Planning Scheme No. 3 for the purpose of public consultation to remove the restricted use from the Residential zoning on Lot 803 (15) Burlos Court, Joondalup;*
- 4 *REQUESTS the initiation of an amendment to Local Planning Scheme No. 3 for the purpose of public consultation to remove the restricted use from the Residential zoning on Lot 2 (20) Kanangra Crescent Greenwood;*
- 5 *NOTES a further status report on the progress of the City's proposed disposal of freehold land and the proposed acquisition of a Crown land site will be submitted to the Major Projects and Finance Committee meeting to be held on 6 May 2019.*

BACKGROUND

The land disposal project commenced early in 2010 with investigations into community purpose sites that were considered surplus to requirements. After those investigations, Council decided that use of these sites should be for the development of units for people over age 55 allowing residents the opportunity to 'age in place.' A restricted zoning and a suitably conditioned contract of sale reinforced this and also prevented rezoning of the sites in the future.

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

Table 1 indicates the 10 sites that have sold to date and their sales price.

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

Table 1 (GST exclusive)

Property	Date Sold	Sale Price
Lot 200 (18) Quilter Drive, Duncraig.	March 2013	\$1,350,000
Lot 766 (167) Dampier Avenue, Kallaroo.	March 2013	\$1,055,000
Lot 147 (25) Millport Drive, Warwick.	March 2013	\$1,340,000
Lot 613 (11) Pacific Way, Beldon.	March 2013	\$ 700,000
Lot 671 (178) Camberwarra Drive, Craigie.	March 2013	\$ 828,000
Part Lot 702 (11) Moolanda Boulevard, Kingsley.	August 2015	\$1,050,000
Lot 745 (103) Caridean Street, Heathridge.	December 2015	\$ 874,000
Lot 23 (77) Gibson Avenue, Padbury	December 2016	\$1,800,000
Lot 900 (57) Marri Road, Duncraig	July 2017	\$1,030,000
Lot 1001 (14) Camberwarra Drive, Craigie	December 2017	\$ 990,000
	TOTAL	\$11,017,000

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

- “2 *NOTES that Council authorised the Chief Executive Officer to dispose of Lot 803 (15) Burlos Court, Joondalup by public auction or private treaty, at its meeting held on 18 October 2016 (CJ167-10/16 refers);*
- 4 *AUTHORISES the Chief Executive Officer to dispose of the following sites by public auction:*
- 4.1 *Lot 2 (20) Kanangra Crescent, Greenwood;*
- 4.2 *Lot 900 (57) Marri Road, Duncraig;*
- 4.3 *Lot 1001 (14) Camberwarra Drive, Craigie.”*

Lot 803 (15) Burlos Court, Joondalup and Lot 2 (20) Kanangra Crescent, Greenwood are the two remaining properties to be sold.

Concerning the City's acquisition of Lot 12223 (12) Blackwattle Parade, Padbury (Lot 12223), this has progressed to the City executing the contract and paying the deposit. A separate report has been provided to Major Projects and Finance Committee on this matter.

DETAILS**Table 2**

	Property Address	Land Disposals – Current Status
1	<p>Lot 2 (20) Kanangra Crescent, Greenwood.</p> <p>Land Area: 3,005m².</p> <p>Attachment 1 refers.</p>	<p>This site is zoned Residential with a restricted use to 'Aged or Dependent Persons' Dwellings' and it has a density code of R40.</p> <p>Lot 2 (20) Kanangra Crescent, Greenwood did not sell at auction on 13 June 2018. As opportunities present themselves, the City provides information and advice on the disposal process to developers. Any offers received are submitted to the CEO for review.</p> <p>Council may wish to consider removing the restriction on the zoning of this site by an amendment to LPS3 which is further discussed under 'Issues and options to consider' below.</p>
2	<p>Lot 803 (15) Burlos Court, Joondalup.</p> <p>Land Area: 4,410m².</p> <p>Attachment 2 refers.</p>	<p>This site is zoned Residential with a restricted use to 'Aged or Dependent Persons' Dwellings' and it has a density code of R60.</p> <p>Lot 803 (15) Burlos Court, Joondalup did not sell at auction on 13 June 2018.</p> <p>On 23 November 2018, a developer submitted a conditional offer for Lot 803. The conditions associated with the offer required the City to be involved in a collaborative arrangement. While the City was assessing the offer, the same developer advised that it planned to make an alternative offer, which would be for the outright purchase of Lot 803. This offer would be on condition that an amendment to LPS3 removes the restriction on the zoning.</p> <p>Council may wish to consider removing the restriction on the zoning of this site by an amendment to LPS3 which is further discussed under 'Issues and options to consider' below.</p>

Issues and options considered

A developer that has expressed a keen interest in the purchase of Lot 803 to the point of recently advising that a second alternative offer is planned to be submitted. Advice is that this will be for the outright purchase of the site on condition that the restriction to 'Aged or Dependent Persons' Dwellings' is removed.

This potential offer and the developer feedback received during the auction process where both Lot 803 and Lot 2 did not sell, has prompted an examination of the possible removal of the restricted use.

Option 1 – Retain Sites with Current Zoning.

On commencement of the overall land disposal project, Council determined that the future land use of the former community purpose sites should be for unit development for people over age 55. This intent was not only protected by a restriction on the Residential zoning, but also by a condition in the contract of sale preventing future rezoning amendments to *Local Planning Scheme No. 3 (LPS3)* on these sites.

There is the option to “do nothing” and retain the sites with their current zoning either for potential future private treaty offers, or sale by public tender or auction at a time when it is considered that the ‘over 55s’ market has improved.

Option 2 – Amendment to LPS3 to Remove the Restricted Use’.

As a measure of the unit yield achieved to date due to the City’s land disposal project, 10 sites have sold, and 39 units for the over 55s have been developed on six of those sites. The City has also received a development application for 10 multiple dwellings for Lot 900 (57) Marri Road, Duncraig and two sites sold but not yet developed - properties in Gibson Avenue, Padbury and Millport Drive, Warwick will also accommodate over 55 units. Additionally, 12 independent living units were developed on land sold by the City to Masonic Care WA in Kingsley.

Based on the above information, it may be considered that units for the over 55s have reached a satisfaction point, recognising that this cohort has now been well facilitated by the City releasing and restricting the land for this use. Should Lot 803 and Lot 2 be zoned ‘Residential’ (no restricted use), it may not only result in the City selling the sites but allow other cohorts of the community to take advantage of future unit sales.

Should the initiation of an amendment to LPS3 for the removal of the restriction on Lot 803 and Lot 2 be considered, the City could still use a contract of sale that precludes the future rezoning of the sites ensuring the land is used for the development of residential units only.

Legislation / Strategic Community Plan / Policy implications

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

Strategic Community Plan

Key theme Quality Urban Environment.

Objective Quality built outcomes.

Buildings and landscaping are suitable for the immediate environment and reflect community values.

Key theme Financial Sustainability.

Objective Financial diversity.

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

Policy

Asset Management Policy.
Sustainability Policy.

Risk management considerations

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

There is always the potential that the reserve price on a City property will not be realised. Reserves are based on current market valuations obtained from a licensed valuer. The City will not consider an outright sale of a freehold land site below these reserves.

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

Regarding the proposed sale of Lot 2 (20) Kanangra Crescent, Greenwood and Lot 803 (15) Burlos Court, Joondalup, the future of these sites may wish to be reconsidered based on the market's response to their proposed sale and the developers' feedback.

Financial / budget implications

Council has agreed that the proceeds from the sale of freehold land are to be transferred to the Joondalup Performing Arts and Cultural Facility Reserve Fund. As at June 2018 (Actuals) the Reserve Fund held \$16,246,677.

Proceeds achieved from the future sale of Lot 12223 (12) Blackwattle Parade, Padbury are required to be spent on capital / community projects in line with the definition of "Community Purpose" under LPS3.

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

Regional significance

Not applicable.

Sustainability implications

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

Concerning the freehold land disposal project to date, Council has supported the restricted use of 'Aged or Dependent Persons' Dwellings' providing alternative housing choices for the City's ageing population. Potentially, other cohorts of the community should now be considered.

The sale proceeds from the eventual disposal of Lot 12223 (12) Blackwattle Parade, Padbury will be used for community projects.

Consultation

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

The statutory public advertising period of 42 days for amendments to LPS3 provides an opportunity for the community to make a submission on the future intent for the site on disposal.

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

COMMENT

Should the City be committed to disposing of Lot 803 and Lot 2, there is an indication from the market that selling the land without the restriction to over 55s could expedite this. For the future sale of units on these sites, the broader the market, the more appeal to developers.

Council's aim when this land disposal project commenced in 2010, was to facilitate the option for its older residents to 'age in place.' With the units developed to date and there being three sites still available for over 55 development, if there is a desire to stay committed to unit development on these two lots, it would not be unreasonable to now facilitate more wide-ranging housing options.

Based on the above, it is recommended that Council considers authorising the initiation of amendments to LPS3 for the removal of the restricted use on Lot 803 (15) Burlos Court, Joondalup and Lot 2 (20) Kanangra Crescent, Greenwood. It is further recommended that the Chief Executive Officer, is authorised to dispose of these sites by private treaty, public tender, or public auction as detailed under section 38 of the LGA not only based on the best financial return but for the most suitable outcome on housing diversity needs within the City.

Should Council support the amendments, housing option needs and developer models could be examined during the period it takes for their finalisation.

VOTING REQUIREMENTS

Simple Majority.

OFFICER'S RECOMMENDATION:

That Council:

- 1 NOTES the status report on the progress of the City's proposed disposal of two freehold land sites and the acquisition of a community purpose reserve, Lot 12223 (12) Blackwattle Parade, Padbury;
- 2 AUTHORISES the Chief Executive Officer to dispose of the following sites by private treaty, public tender or public auction:

- 2.1 Lot 803 (15) Burlos Court, Joondalup;
- 2.2 Lot 2 (20) Kanangra Crescent, Greenwood;
- 3 REQUESTS the initiation of an amendment to *Local Planning Scheme No. 3* for the purpose of public consultation to remove the restricted use from the Residential zoning on Lot 803 (15) Burlos Court, Joondalup;
- 4 REQUESTS the initiation of an amendment to *Local Planning Scheme No. 3* for the purpose of public consultation to remove the restricted use from the Residential zoning on Lot 2 (20) Kanangra Crescent Greenwood;
- 5 NOTES a further status report on the progress of the City's proposed disposal of freehold land and the proposed acquisition of a Crown land site will be submitted to the Major Projects and Finance Committee meeting to be held on 6 May 2019.

MOVED Cr McLean, SECONDED Cr Taylor that Council:

- 1 **NOTES the status report on the progress of the City's proposed disposal of two freehold land sites and the acquisition of a community purpose reserve, Lot 12223 (12) Blackwattle Parade, Padbury;**
- 2 **AUTHORISES the Chief Executive Officer to dispose of the following sites by private treaty, public tender or public auction:**
 - 2.1 **Lot 803 (15) Burlos Court, Joondalup;**
 - 2.2 **Lot 2 (20) Kanangra Crescent, Greenwood;**
- 3 **RETAINS the restricted use on the Residential zoning for Lot 803 (15) Burlos Court, Joondalup;**
- 4 **RETAINS the restricted use on the Residential zoning for Lot 2 (20) Kanangra Crescent Greenwood;**
- 5 **NOTES a further status report on the progress of the City's proposed disposal of freehold land and the proposed acquisition of a Crown land site will be submitted to the Major Projects and Finance Committee meeting to be held on 6 May 2019.**

The Motion was Put and

CARRIED (6/0)

In favour of the Motion: Mayor Jacob, Crs Fishwick, Logan, McLean, Poliwka and Taylor.

Appendix 6 refers

To access this attachment on electronic document, click here: [Attach6agnMPF190311.pdf](#)

ITEM 7 CONFIDENTIAL - BURNS BEACH
CAFÉ/RESTAURANT - PROJECT STATUS

WARD	North
RESPONSIBLE DIRECTOR	Mr Garry Hunt Chief Executive Officer
FILE NUMBER	102656
ATTACHMENTS	Attachment 1 Amended Indicative Burns Beach Master Plan Coastal Node Concept Design Attachment 2 Original Burns Beach Master Plan Coastal Node Concept Design
	<i>(Please Note: The Report and Attachments are confidential and will appear in the official Minute Book only).</i>
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.

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

- *The determination by the local government of a price for the sale or purchase of property by the local government.*

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

OFFICER'S RECOMMENDATION:

That the Major Projects and Finance Committee NOTES:

- 1 the confidential report on the status of the Burns Beach café/restaurant project;
- 2 that the Chief Executive Officer will initiate an Expression of Interest process to identify commercial operators for the proposed café/restaurant facility at Burns Beach.

PROCEDURAL MOTION – THAT THE ITEM BE REFERRED BACK

MOVED Mayor Jacob, **SECONDED** Cr McLean that the item “Confidential Burns Beach Café / Restaurant – Project Status” be **REFERRED BACK** to the Chief Executive Officer to revisit the carparking provision of the *Burns Beach Café / Restaurant Concept Plan*.

The Procedural Motion was Put and

CARRIED (6/0)

In favour of the Procedural Motion: Mayor Jacob, Crs Fishwick, Logan, McLean, Poliwka and Taylor.

**ITEM 8 CONFIDENTIAL - PINNAROO POINT CAFÉ -
PROJECT STATUS**

WARD	South-West
RESPONSIBLE DIRECTOR	Mr Garry Hunt Chief Executive Officer
FILE NUMBER	102656
ATTACHMENT	Nil
AUTHORITY / DISCRETION	Executive - The substantial direction setting and oversight role of Council, such as adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.

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

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

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

MOVED Cr Poliwka, SECONDED Cr Logan that the Major Projects and Finance Committee NOTES:

- 1 the Pinnaroo Point Café Project Status Report;**
- 2 a further report dealing with the process to execute the Crown Land lease and sublease for this project will be provided directly to Council.**

The Motion was Put and

CARRIED (6/0)

In favour of the Motion: Mayor Jacob, Crs Fishwick, Hamilton-Prime, Hollywood, Logan, Poliwka and Taylor.

URGENT BUSINESS

Nil.

MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil.

REQUESTS FOR REPORTS FOR FUTURE CONSIDERATION

Nil.

CLOSURE

There being no further business, the Presiding Member declared the meeting closed at 6.47pm; the following Committee Members being present at that time:

MAYOR HON. ALBERT JACOB, JP
CR RUSS FISHWICK, JP
CR JOHN LOGAN
CR TOM McLEAN, JP
CR RUSSELL POLIWKA
CR PHILIPPA TAYLOR