

minutes

Major Projects and Finance Committee

MEETING HELD ON **MONDAY 9 SEPTEMBER 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 9 SEPTEMBER 2019.

ATTENDANCE

Committee Members

Mayor Hon. Albert Jacob, JP

Cr Kerry Hollywood

until 6.49pm

Cr John Logan

Cr Russell Poliwka

Cr Philippa Taylor

Cr Mike Norman

Deputising for Cr Christine Hamilton-Prime

Observer

Cr John Chester

Officers

Mr Garry Hunt

Chief Executive Officer

Mr Mike Tidy

Director Corporate Services

Mr Nico Claassen

Director Infrastructure Services

Mr Brad Sillence

Manager Governance

absent from 5.49pm to 5.52pm

Mr Blignault Olivier

Manager City Projects

Mrs Vivienne Stampalija

Governance Coordinator

Mr Scott Collins

Senior Projects Officer

Mrs Lesley Taylor

Governance Officer

DECLARATION OF OPENING

The Presiding Member declared the meeting open at 5.47pm.

The Manager Governance left the room at 5.49pm

DECLARATIONS OF INTEREST

Disclosure of Financial / Proximity Interest

A declaration under this section requires that the nature of the interest must be disclosed. Consequently a member who has made a declaration must not preside, participate in, or be present during any discussion or decision-making procedure relating to the matter the subject of the declaration. An employee is required to disclose their financial interest and if required to do so by the Council must disclose the extent of the interest. Employees are required to disclose their financial interests where they are required to present verbal or written reports to the Council. Employees are able to continue to provide advice to the Council in the decision making process if they have disclosed their interest.

Name/Position	Cr Kerry Hollywood.
Item No./Subject	Item 7 – Confidential – Burns Beach Cafes / Restaurants – Project Status
Nature of interest	Proximity Interest.
Extent of Interest	Cr Hollywood lives / resides close to the proposed development.

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 2 – Ocean Reef Marina – Project Status.
Nature of interest	Interest that may affect impartiality.
Extent of Interest	Cr Norman is treasurer of the Joondalup Community Coast Care Forum, which has been involved in stakeholder engagement.

Name/Position	Cr Philippa Taylor.
Item No./Subject	Item 2 – 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 and the Joondalup RSL.

APOLOGIES / LEAVE OF ABSENCE

Apology:

Cr Christine Hamilton-Prime.

Leave of Absence Previously Approved:

Cr Russ Fishwick, JP	4 to 13 September 2019 inclusive;
Cr Sophie Dwyer	6 to 11 October 2019 inclusive;
Cr Russ Fishwick, JP	16 to 22 October 2019 inclusive;
Cr Russ Fishwick, JP	4 November to 19 December 2019 inclusive.

CONFIRMATION OF MINUTES

MINUTES OF THE MAJOR PROJECTS AND FINANCE COMMITTEE HELD ON 15 JULY 2019

MOVED Cr Hollywood SECONDED Mayor Jacob that the minutes of the meeting of the Major Projects and Finance Committee held on 15 July 2019 be confirmed as a true and correct record.

The Motion was Put and

CARRIED (6/0)

In favour of the Motion: Mayor Jacob, Crs Hollywood, Logan, Norman, Poliwka and Taylor.

The Manager Governance entered the room at 5.52pm.

ANNOUNCEMENTS BY THE PRESIDING MEMBER WITHOUT DISCUSSION

Nil.

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

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

PETITIONS AND DEPUTATIONS

Nil.

REPORTS**ITEM 1 JINAN GARDEN – PROJECT STATUS**

WARD	North
RESPONSIBLE DIRECTOR	Mr Garry Hunt Office of the CEO
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 and Finance Committee to note the progress on the Jinan Garden project.

EXECUTIVE SUMMARY

In July the City commenced preparation of a new project management plan for the design and construction of the Jinan Garden. The City met with representatives of the North Metro TAFE to discuss the proposed location of the garden adjacent to the North Metro TAFE site. The City also made initial enquiries with Landscape Architecture Consultants Plan E regarding their continued involvement with the project, site suitability considerations and projected timelines.

The City is currently considering a fee proposal and scope of works from Plan E to progress the design of the Jinan Garden.

It is therefore recommended that the Major Projects and Finance Committee NOTES the progress on the Jinan Garden project as detailed in this Report.

BACKGROUND

The City has a Sister City Relationship with the City of Jinan. The signing of a Memorandum of Understanding which was endorsed by Council at its meeting held on 25 July 2000 (CJ183-07/00 refers) marked the commencement of the relationship. In 2004, the two Cities signed an official protocol agreement formalising the Sister City Relations between the two Cities (CJ007-02/04 refers).

At its meeting held on 14 December 2010 (CJ217-12/10 refers), Council agreed to incorporate the Jinan Garden in the design of the Joondalup Performing Arts and Cultural Facility (JPACF). In April 2012 the City engaged the services of landscape architect consultants Plan E for the purpose of a review of the Jinan Gardens design that was provided to the City by the Jinan Municipal People's Government.

Following the City's decision not to proceed with the design development phase of the JPACF in June 2017 (CJ101-06/17 refers), and with regard to the City's commitment to the Joondalup-Jinan Sister City partnership, at its meeting held on 21 May 2019 (CJ066-05/19 refers) Council resolved in part to support the development of the Jinan Garden as a stand-alone project. Council also resolved to list for consideration \$2.15 million for the planning and development of the Jinan Garden in 2019-20 and 2020-21 of the City's *Five Year Capital Works Program*, as follows:

- “2 *SUPPORTS the development of the Jinan Garden, as a significant stand-alone piece of cultural infrastructure, separate from the Joondalup Performing arts and Cultural Facility;*
- 3 *LISTS FOR CONSIDERATION \$2.15 million for the planning and development of the Jinan Garden in 2019-20 and 2020-21 of the City's Five Year Capital Works Program;*
- 4 *SUPPORTS the proposed location for the Jinan Garden as detailed in Attachment 2 to this report, subject to further site investigations and approvals as required;*
- 5 *NOTES that the Chief Executive Officer will present further status reports on the Jinan Garden and JPACF projects to the Major Projects and Finance Committee at a later date”.*

At its meeting held on 25 June 2019 (CJ079-06/19 refers), Council received a report providing an overview of the highlights and outcomes of the visit made by the City of Joondalup delegation to Jinan and HuZhou from 23 March to 30 March 2019. One of the key civic outcomes achieved by the delegation was the signing of a three year Cooperation and Exchange Plan between Jinan, China and the City of Joondalup which includes the progression of the Jinan Garden project.

Also, at its meeting held on 25 June 2019 (CJ073-06/19 refers), Council resolved to adopt the *Five Year Capital Works Program*, including the Jinan Garden Project.

DETAILS

In July 2019 the City commenced the preparation of a new Jinan Garden project. The City is currently preparing new project management documentation and will commence further capital and operational cost analysis, design development, location and site investigations, funding opportunity investigations, community engagement, detailed design and construction.

The City has engaged with North Metro TAFE to discuss partnership opportunities for the development of the Jinan Garden. North Metro TAFE indicated there may be an opportunity for possible involvement of some students in the design and construction of the Jinan Garden. The City will continue to liaise with the North Metro TAFE representatives as the project progresses.

Landscape Architect consultants Plan E were involved with the design and construction of the Joondalup Garden in Jinan in 2009 and were originally engaged by the City in 2012 to develop a design for the Jinan Garden in Joondalup. Given their extensive knowledge and past history with the project, the City is liaising with Plan E regarding their future involvement in the project.

Issues and options considered

Not applicable.

Legislation / Strategic Community Plan / policy implications

Legislation *Local Government Act 1995.*

Strategic Community Plan

Key theme Governance and Leadership.

Objective Strong leadership.

Strategic initiative Foster strategic alliances to deliver key transformational projects and initiatives in partnership with key stakeholders.

Policy Not applicable.

Risk management considerations

The risk considerations for the development of the Jinan Garden project will be investigated as the projects progress. Current potential risk factors include:

- protracted time to progress the design
- inability to achieve the appropriate approvals
- managing community / stakeholder expectations – potential community opposition.

Financial / budget implicationsCurrent financial year impact

Account no.	CW003922
Budget Item	Jinan Garden project
Budget amount	\$260,000
Amount spent to date	\$ 2,819
Proposed cost	\$ 0
Balance	\$257,181

Future financial year impact

Annual operating cost Annual operating costs have been investigated as part of the project review process, as detailed in this report. These matters will continue to be refined as the project progresses.

Estimated annual income Estimated annual income has been investigated as part of the project review process, as detailed in this Report. These matters will continue to be refined as the project progresses.

Capital replacement Capital replacement costs have been investigated as part of the project review process, as detailed in this Report. These matters will continue to be refined as the project progresses.

20 Year Strategic Financial \$2.15 million.
Plan impact

Impact year 2019-20 and 2020-21.

All amounts quoted in this report are exclusive of GST.

Regional significance

Not applicable.

Sustainability implications

The Sister City Relationship between the City of Joondalup and the City of Jinan, which includes plans for the construction of the Jinan Garden, has been developed with the intent of achieving positive social / cultural, economic and environmental exchange opportunities. The consideration of sustainability implications for the Jinan Garden will continue as the project progresses.

Consultation

The Jinan Garden project will be developed in accordance with City policies.

COMMENT

The City will continue to progress the Jinan Garden Project and will provide future updates to the Major Projects and Finance Committee.

VOTING REQUIREMENTS

Simple Majority.

MOVED Cr Hollywood, SECONDED Cr Taylor that the Major Projects and Finance Committee NOTES the progress on the Jinan Garden project as detailed in this Report.

The Motion was Put and

CARRIED (6/0)

In favour of the Motion: Mayor Jacob, Crs Hollywood, Logan, Norman, Poliwka and Taylor.

Disclosures of interest affecting impartiality

Name/Position	Cr Mike Norman.
Item No./Subject	Item 2 – Ocean Reef Marina – Project Status.
Nature of interest	Interest that may affect impartiality.
Extent of Interest	Cr Norman is treasurer of the Joondalup Community Coast Care Forum, which has been involved in stakeholder engagement.

Name/Position	Cr Philippa Taylor.
Item No./Subject	Item 2 – 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 and the Joondalup RSL.

ITEM 2 OCEAN REEF MARINA - PROJECT STATUS

WARD	North Central
RESPONSIBLE DIRECTOR	Mr Garry Hunt Office of the CEO
FILE NUMBER	04171, 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 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 15 July 2019 (Item 6 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 updated project plan prepared by LandCorp and represented in the Ocean Reef Marina Indicative Timeline as at April 2019. However, there are matters that have the potential to affect progress on the project; these will be outlined in this report.

It is therefore recommended that the Major Projects and Finance Committee NOTES the status of the Ocean Reef Marina Project as detailed in this Report.

BACKGROUND

1 State Government / LandCorp

Following the State Government announcement in September 2017 that LandCorp would implement the Ocean Reef Marina project, the City's ongoing involvement in the project was covered 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.

2 Concept Plan Development

The refined concept plan 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 refined plan formed the basis of initial discussions with the Ocean Reef Sea Sports Club (ORSSC) and Whitfords Volunteer Sea Rescue Group (WVSRG) regarding the development of the relevant business cases for these entities.

3 Planning and Environmental Approvals

Metropolitan Region Scheme Amendment 1270/41

Metropolitan Region Scheme (MRS) Amendment 1270/41 was advertised for public comment from November 2016 to February 2017.

Notwithstanding the development of a refined concept plan, the plan advertised in February 2017 remains the relevant plan for 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.

Changes to the plan which may affect the planning approvals will be dealt with through an alternative planning framework following gazettal of MRS Amendment 1270/41.

Negotiated Planning Outcome for Bush Forever Site 325

The Western Australian Planning Commission (WAPC) has commenced the implementation of the Negotiated Planning Outcome (NPO) and has finalised the acquisition of a parcel of land suitable as an off-set for the portion of Bush Forever Site 325 required for the development.

Acquisition of this land parcel for inclusion in the conservation estate forms 90% of the NPO requirement with the remaining 10% being rehabilitation of degraded sections of Bush Forever Site 325 in the vicinity of the development.

Public Environmental Review

The Environmental Protection Authority (EPA) report advising that the proposal was environmentally acceptable and could proceed with strict conditions was provided to the Minister for Environment in February 2019. A two-week public appeal period then ran from 25 February 2019 to 11 March 2019.

On 7 August 2019, the Minister for Environment released the Ministerial Statement approving the project. The approval includes measures to ensure protection of marine water quality and habitats, and abalone stocks.

Marmion Marine Park

The Ocean Reef Marina development requires excision from the Marmion Marine Park which is a complex process managed by the Department of Biodiversity, Conservation and Attractions on behalf of the Conservation and Parks Commission.

The Conservation and Parks Commission has provided 'in-principle' support for the excision (subject to the project receiving the required statutory approvals) and a Cabinet Submission has been prepared to progress the required Act of Parliament process.

It should be noted that given the broader implications of the proposal on the boundary and management of the Marmion Marine Park and recreational abalone fishers, the EPA provided high level advice to the Minister for Environment (as part of the PER process) about Government agencies working together to address these matters.

Draft preliminary Ocean Reef Marina Structure Plan

Should the alternate planning framework mentioned in this report be acceptable to the WAPC and other relevant authorities, an *Ocean Reef Marina Structure Plan* may no longer be required.

4 Stakeholder and Community Engagement

The extensive Stakeholder Engagement and Communications Strategies (development by LandCorp and endorsed by the Government Steering Community) are being implemented and the City assists as requested and when required.

DETAILS

1 State Government / LandCorp

Land Assembly and the City's freehold land

As previously reported (Major Projects and Finance Committee meeting held on 6 May 2019 (Item 7 refers), Clause 6.1 of the MOU outlines the City's responsibility in terms of its freehold land:

"6.1 The City agrees that it shall:

- (f) Not dispose of or otherwise deal with land it owns within the area of the Project (27 hectare area comprising Lot 1032 on Plan 13198 and Lot 1029 on Diagram 57604) which would materially affect or restrict the implementation of the Project.*
- (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 refined concept plan requires the following City-owned land to be contributed to the project:

- | | |
|------------|-----------------------|
| • Lot 1032 | 2.691 hectares |
| • Lot 1029 | <u>8.626</u> hectares |
| Total | 11.317 hectares |

The City has previously sought valuations for its land. However, it is considered appropriate that further market testing be sought, and independent market valuers have been engaged to provide additional advice on this matter.

This advice is considered crucial to enable negotiations with LandCorp to progress, as is obtaining legal advice on matters such as:

- an amendment to the City's local government boundary
- rateability of boat pens
- required agreements between the City and LandCorp for the on-going operation and maintenance of the landside components of the development (MOU clauses 6.1(e), (h) and 7.3 refer).

Marina Management Model and the City's Financial Analysis

The minutes from the Ocean Reef Marina Government Steering Committee Meeting, held on 26 July 2019 confirmed that the Department of Transport will be the Marina Manager.

LandCorp engaged consultants to prepare a draft Marina Management Model for consideration by the DoT, LandCorp and the City (in accordance with clause 6.1(d) of the MOU).

The model includes a financial analysis of the on-going operation and management of the marine components of the development only which, at this stage, assumes the following:

- A single management entity being responsible for management of the marina waterbody and terrestrial lands.
- The Marina Manager, confirmed to be the Department of Transport, is responsible for the management of the boat ramps, trailer parking area, and areas along the existing foreshore, including the internal beach and the like.
- The ORSSC will hold a seabed lease for their proposed wet pen area (approximately 265 pens). The ORSSC will be responsible for funding and constructing the pens.
- The Marina Manager will utilise the balance of the seabed area to accommodate approximately 300 wet pens (maximum capacity) which will be initially constructed.
- Take up rates of the 300 pens is staggered over the first eight years of operation.
- Boat trailer parking is included in the "launching" fees.
- No public ticketed parking.

As the Marina Management Agreement will impact the City and inform the required agreement/s between the City and LandCorp (as indicated above), acceptance of the agreement by all parties is required.

Again, as previously reported (Major Projects and Finance Committee meeting held on 15 July 2019 (Item 6 refers)), the City is undertaking a detailed financial analysis of the impact of the project, both income and expenditure, to the City. The analysis addresses such matters as:

- the City's freehold land
- value of the existing City's owned assets at the Ocean Reef Boat Harbour
- sunk costs (approximately \$4.5 million excluding staff costs and grants received)
- income generated by existing facilities
- ORSSC and WVSRG
- new rates income to be received
- on-going operating and maintenance costs
- depreciation and capital replacement
- cash flow analysis
- issues to be resolved
- *20 Year Strategic Financial Plan* and the impact of the Ocean Reef Marina.

The analysis is based on numerous assumptions which need to be tested and the information provided in the Marina Management Model will contribute to its finalisation. Once completed, the City's financial analysis will be presented for consideration by Council, through the Major Projects and Finance Committee.

Cooperative Research Centre for Water Sensitive Cities

The Cooperative Research Centre for Water Sensitive Cities (CRCWSC) was established in July 2012. Its purpose is to help change the way cities and towns are designed, built and managed by valuing the contribution water makes to economic development and growth, quality of life and the ecosystems of which cities are a part¹.

LandCorp is considering the submission of a proposal to the CRCWSC for "Ideas for Ocean Reef Marina" and the City is part of the proposal consortium (together with LandCorp and the Water Corporation with input from the Department of Primary Industry and Regional Development).

The project has the potential to explore the following:

- Alternative non-potable supply for public open space irrigation and boat wash-down.
- Diversion of the Beenyup ocean outfall via local reuse.
- Stormwater management to minimise marine impacts.
- Artificial reef and habitat creation for abalone.
- Highly innovative and sustainable smart precinct scale development (integrated water, energy, waste and transport) that builds on the unique location and expectation of the community.

¹ Source: <https://watersensitivecities.org.au/about-the-crcwsc/>, accessed 24 June 2019.

In recent times, similar projects have been undertaken by CRCWSC on the following projects:

- Batavia Coast Marina Stage 2 City of Greater Geraldton
- Brabham Development (City of Swan) Peet / Department of Communities
- Revitalising Canning City Centre City of Canning
- Bentley Regeneration Project Department of Communities

The City was represented by the appropriate officers at a two day workshop held on 27 and 28 August 2019 by CRCWSC. A financial contribution of \$10,000 was made to CRCWSC towards the project by the City. The approved project budget contains sufficient funds for this contribution.

The project directly aligns with the environmental and sustainability vision for the Ocean Reef Marina outlined in the Project Philosophy and Parameters (endorsed by Council at its special meeting held on 5 May 2009 (JSC5-05/09 refers), and the objectives and projects within the City's *Climate Change Strategy* and *City Water Plan*.

2 Concept Plan Development

Following initial discussions with the ORSSC and WVSRG during the preparation of the required business cases, the concept plan has been further refined to ensure the most optimum outcome is achieved for these entities which aligns to their long-term requirements.

The amendments principally relate to the southern marine services precinct and the location of the required buildings.

3 Planning and Environmental Approvals

Metropolitan Region Scheme Amendment 1270/41

The MRS Amendment is progressing in accordance with statutory processes which is dependent on the finalisation of the PER process. Gazettal will also provide the trigger for an alternative planning framework process which considers the refined concept plan.

Negotiated Planning Outcome for Bush Forever Site 325

LandCorp has engaged environmental consultants to undertake investigations into the most suitable areas of Bush Forever Site 325 (within the vicinity of the development site) for the rehabilitation component (10%) of the NPO.

It is LandCorp's intention to engage with local friends' groups and City officers prior to formal identification of the rehabilitation areas.

Public Environmental Review

In a Ministerial media statement on Friday, 16 August 2019, Environment Minister Stephen Dawson approved the Ocean Reef Marina development following a Public Environmental Review, paving the way for construction to commence next year.

Plans for the new world-class Ocean Reef Marina development have reached another milestone, after the marine portion of the project passed the State's highest level of environmental assessment this week.

- An Environmental Impact Assessment by the Environmental Protection Authority (EPA), which included a 13-week public comment period, found the proposed development would not have a significant impact on the environment and should be approved subject to strict conditions.
- On 7 August 2019, Minister for Environment the Hon. Stephen Dawson MLC approved the PER, paving the way for construction to commence by the end of 2020.
- The strict conditions sit with the Proponent to implement in co-ordination with key stakeholders. There were no unforeseen surprises in the final condition setting. Stringent monitoring and management plans will be put into effect to suitably respond to the conditions.
- The Government Steering Committee will be kept up to date as the project progresses.

Marmion Marine Park

The required process to excise the Ocean Reef Marina from the Marmion Marine Park is progressing in accordance with statutory process.

4 Stakeholder engagement

Public Realm Community Reference Group

The Public Realm Community Reference Group (CRG), established by LandCorp in January 2019, has completed its deliberations on the design and vision for the Ocean Reef Marina public realm.

A detailed landscape masterplan, incorporating the ideas raised by the CRG, has been prepared and is currently being considered by LandCorp. Given that it is likely that the City will be responsible for maintaining the public realm, involvement of the City during the finalisation of the landscape masterplan and detailed design phase will occur.

The landscape master plan will be presented to a future meeting of the Government Steering Committee for endorsement.

Ocean Reef Sea Sports Club and Whitfords Volunteer Sea Rescue Group

Several meetings and workshops have been held separately with the ORSSC and WVSRG to progress the preparation of business cases for these entities.

Following the presentation of the draft business cases, both entities were comfortable that, as far as possible, their priorities had been addressed including the following:

Ocean Reef Sea Sports Club:

- Number and accessibility of club boat pens.
- Land area, location and size of club building.
- Exclusive use of a boat ramp on event days (potential to provide an additional ramp subject to feasibility).
- Rigging and launching areas for junior sailors.
- RSL memorial located within the parkland adjacent to the club building.
- Potential of shared space with WVSRG.
- Adequate car parking, trailer parking and boat storage area.

Whitfords Volunteer Sea Rescue Group:

- Building footprint, layout and location.
- Ease of access to the boat launching facilities.
- Adequate equipment storage.
- Location of radio antennae.

Hard copies of the draft business case were provided to the ORSSC and will be provided to the WVSRG to consider the financials presented and provide comment / input to the project team to enable the business cases to be finalised.

It is anticipated that the business cases will be used to obtain the necessary funding for the construction of the required facilities.

Community Engagement

LandCorp recently commenced an Ocean Reef Marina myth busting ('Reel Facts') social media and website campaign. A number of myths surrounding the development will be addressed over the coming months including (but not limited to) the following:

- "The marina will never happen".
- "Water in the marina won't flush".
- "The buildings look ugly; the public spaces are boring".
- "All plans for the artificial reef have been scrapped".
- "The marina has become a residential development".
- "The boat launching facilities will be worse than the current facilities".
- "There won't be enough boat pens".
- "The public spaces have been reduced".
- "There are ocean pools in Sydney – we should have one too".

Other

LandCorp and the project team continues to engage and liaise with a variety of stakeholders. In recent months LandCorp met with representatives from the surfing community and the West Coast Abalone Divers Association, as well as other individuals on a number of issues relating to the development. LandCorp also engages with the Whudjak Working Group to ensure the interests of the traditional landowners are recognised and considered.

5 Other matters

Native Title and Abalone Compensation

No additional information is available since the previous Major Projects and Finance Committee meeting.

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.*
- *Land Administration Act 1997*
- *Environmental Protection, Biodiversity and Conservation Act 1999 (Cwlth).*
- *Native Title Act 1993 (Cwlth)*

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*

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

Local Planning Scheme No. 3.

Risk management considerations

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 (if any).

The financial analysis currently being undertaken by the City will ensure relevant and up-to-date information on the financial impact of the construction and on-going operation of the marina on the City is available. This analysis will assist in the City's negotiations with LandCorp and the Department of Transport on the on-going project, development and operational responsibilities. Further, this analysis and any future financial analyses will mitigate the risk of the City being placed in a position where the financial burden of its on-going responsibilities is untenable.

Financial / budget implications

Current financial year impact

Account no.	C1001.
Budget Item	Ocean Reef Marina.
Budget amount	\$ 93,141
Amount spent to date	\$ 10,915 -
Balance	\$ 82,226

Total Project Expenditure (as at 31 August 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	\$ 58,067
2019-20	\$ 10,915
LESS Grants Received	\$(1,285,500)
Total City Expenditure	\$ 5,308,779

2019-20

The 2019-20 project budget is \$93,141 which covers staff costs, communications and marketing (independent of LandCorp's stakeholder engagement strategy), legal advice 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 are responsible for all costs related to the project (not directly attributable to the City).

Annual operating cost	Investigations into the on-going financial impacts (both income and expenditure) have commenced based on the refined concept plan and other information provided by LandCorp.
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 (if required) to be prepared for the disposal of the City's freehold land 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 20 February 2018 (CJ031-02/18 refers) it was agreed that Council, among other things that it:

“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.

Significant progress has been made on the completion of the Infrastructure Sustainability Scorecard | Planning 2.0 which forms the basis of IS Planning Rating. The project will be rated on several categories including the environment which includes the following sub-categories:

- Energy and carbon.
- Green infrastructure.
- Environmental impacts.
- Resource efficiency.
- Water.
- Ecology.

Nine Innovation Ideas

The City is represented on all working groups relating to the Nine Innovation Ideas identified by the Ocean Reef Marina Project Team as follows:

- 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.

It should be noted that the CRCWSC program outlined previously in this report will support and inform the outcomes of working group deliberations on the above innovation ideas.

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.

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 held on 15 July 2019, the Ocean Reef Marina project has progressed in accordance with the amended program prepared by LandCorp.

The tight timeframes proposed by the program presents several challenges for LandCorp and the project team.

One challenge specific to the City is successful negotiations with LandCorp to ensure that the City's substantial investment in the project (in terms of expenditure, existing infrastructure and freehold land) is acknowledged and suitable recompense provisioned in any executed agreement.

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

VOTING REQUIREMENTS

Simple Majority.

MOVED Cr Taylor, SECONDED Cr Poliwka that the Major Projects and Finance Committee NOTES the status of the Ocean Reef Marina Project as detailed in this Report.

The Motion was Put and

CARRIED (6/0)

In favour of the Motion: Mayor Jacob, Crs Hollywood, Logan, Norman, Poliwka and Taylor.

ITEM 3 HEATHRIDGE PARK MASTERPLAN - NEEDS ANALYSIS AND FEASIBILITY STUDY PROGRESS

WARD	All
RESPONSIBLE DIRECTOR	Mr Garry Hunt Office of the CEO
FILE NUMBER	04361, 101515
ATTACHMENTS	Attachment 1 Heathridge Park Masterplan – Project Philosophies and Parameters
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 *Heathridge Park Masterplan – Needs Analysis and Feasibility Study*.

EXECUTIVE SUMMARY

The City has commenced a Needs Analysis and Feasibility Study for Heathridge Park with the assistance of consultant Dave Lanfear Consulting. Dave Lanfear Consulting has undertaken an initial situation analysis and document review and is currently engaging with key stakeholders and user groups to gain an understanding of their views on current usage of the site and to explore future growth aspirations and ideas.

A draft Needs Analysis and Feasibility Study report will be presented to the City for review in September 2019, and it is proposed that the final report will be presented to the Major Projects and Finance Committee at a later stage.

It is therefore recommended that the Major Projects and Finance Committee NOTES the progress of the Heathridge Park Masterplan - Needs Analysis and Feasibility Study as detailed in this Report.

BACKGROUND

At its meeting held on 17 February 2014 (CJ024-02/14 refers), Council considered the proposed refurbishment of the Heathridge Park Clubroom and requested a 'Philosophy and Parameters' report in relation to a masterplan for Heathridge Park that includes the Heathridge Park Clubroom, Heathridge Leisure Centre and Guy Daniel Clubroom to be presented to Council for consideration.

At its meeting held on 24 June 2014 (CJ097-06/14 refers), Council approved the *Heathridge Park Masterplan* project and endorsed philosophies and parameters for the project (Attachment 1 refers). The purpose of the project philosophies and parameters is to articulate and document the intent of the City with respect to the objectives and outcomes of the *Heathridge Park Masterplan*.

DETAILS

In March 2019 the City commenced a Request for Quote (RFQ) process to identify a suitable consultant to assist the City with undertaking a Needs Analysis and Feasibility Study for Heathridge Park. In April 2019 the City engaged consultants Dave Lanfear Consulting.

In May and June 2019 Dave Lanfear Consulting has undertaken a comprehensive situation analysis and document review of all the relevant background information relating to Heathridge Park and provided initial findings and assumptions to the City's project team for comment. Dave Lanfear Consulting has prepared consultation surveys and is currently engaging with key stakeholders and user groups.

It is proposed that the Needs Analysis and Feasibility Study will deliver the following:

- The needs and aspirations of groups currently involved with the facilities within Heathridge Park.
- The trends concerning the demographic and social characteristics of the suburbs surrounding the facilities located in Heathridge Park and the implications for the future provision of a multi-purpose facility / or facilities on the site.
- Options for community facility requirements to replace the existing facilities within Heathridge Park and identify how this need would translate into a new multi-purpose facility / or facilities.
- The most appropriate location for the community facility / or facilities.
- Opportunities for alternative site access / egress from Ocean Reef Road.
- Recommendations on management of existing / future user groups during any future redevelopment process such as staged construction / temporary facilities.
- Indicative concepts showing the location and design of the new community facility / or facilities.
- Preliminary and broad estimation of the capital costs for the recommended facility / or facilities and estimates for the recurring financial impacts of operation and maintenance, including income forecasting for the community facilities.

A draft Needs Analysis and Feasibility Study report will be presented to the Major Projects and Finance Committee for review at a later stage.

Issues and options considered

Not applicable.

Legislation / Strategic Community Plan / Policy implications

Legislation Not applicable.

Strategic Community Plan

Key theme Community Wellbeing.
Objective Quality facilities.

Strategic initiative

- Support a long-term approach to significant facility upgrades and improvements.
- Understand the demographic context of local communities to support effective facility planning.
- Employ facility design principles that will provide for longevity, diversity and inclusiveness and where appropriate, support decentralising the delivery of City services.

Policy *Community Consultation Policy.*

Risk management considerations

The City will undertake a risk management assessment and monitoring as part of the Needs Analysis and Feasibility Study and as the project advances.

Financial / budget implicationsCurrent financial year impact

Account no.	220-C2012
Budget Item	<i>Heathridge Park Masterplan.</i>
Budget amount	\$ 50,000
Amount spent to date	\$ 10,365
Proposed cost	\$ Nil.
Balance	\$ 39,635

All amounts quoted in this report are exclusive of GST.

Regional significance

Not applicable.

Sustainability implications

The consideration of sustainability implications will take place as the project progresses.

Any developments at Heathridge Park will consider and minimise impact to important flora and fauna in the area. Facilities will be planned to reduce the impact of the carbon footprint and consider environmental sustainability design features.

The project will include consultation with existing and potential user groups and the local wider community to ensure that feedback received represents their diverse needs. It is expected that if the redevelopment works occur, the project will lead to higher utilisation rates of the facility and potentially the oval. Furthermore, any development at the site will consider access and inclusion and community safety principles and will aim to enhance the amenity of the public space.

Consultation

The City is currently engaging with user groups as part of the Needs Analysis and Feasibility Study. Further community consultation will be undertaken at a later stage in line with the City's *Community Consultation Policy*.

COMMENT

The City is continuing to progress the Needs Analysis and Feasibility study, the results of which will be presented to the Major Projects and Finance Committee at a later date.

VOTING REQUIREMENTS

Simple Majority.

MOVED Cr Taylor, SECONDED Cr Hollywood that the Major Projects and Finance Committee NOTES the progress of the *Heathridge Park Masterplan – Needs Analysis and Feasibility Study* as detailed in this Report.

The Motion was Put and

CARRIED (6/0)

In favour of the Motion: Mayor Jacob, Crs Hollywood, Logan, Norman, Poliwka and Taylor.

Appendix 1 refers

To access this attachment on electronic document, click here: [Attach1agnMPF190909.pdf](#)

ITEM 4 STATUS REPORT ON CITY FREEHOLD PROPERTIES PROPOSED FOR DISPOSAL

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 the Major Projects and Finance Committee to note the progress towards the disposal of three City owned freehold properties, one being Lot 12223 (12) Blackwattle Parade, Padbury a recent Crown land acquisition.

EXECUTIVE SUMMARY

At its meeting held on 21 May 2019 (CJ063-05/19 refers), Council supported the disposal of Lot 2 (20) Kanangra Crescent, Greenwood (Attachment 1 refers) to Green 55 Pty Ltd. Settlement took place on 29 August 2019. The sale of Lot 2 (20) Kanangra Crescent, Greenwood results in 11 of the original 14 sites being considered for sale now having sold, as two sites were withdrawn.

At its meeting held on 15 July 2019 (Item 7 refers), it was reported to the Major Projects and Finance Committee that offers have been received on the remaining site, Lot 803 (15) Burlos Court, Joondalup (Attachment 2 refers) but were unacceptable. This resulted in the Major Projects and Finance Committee noting that the City would approach the Department of Communities (DoC) regarding this site to investigate a potential collaborative development project. Initial contact with the DoC has now been made.

Lot 12223 (12) Blackwattle Parade, Padbury is now owned by the City in freehold having been acquired from the State Government. At its meeting held on 15 July 2019 (Item 7 refers), the Major Projects and Finance Committee noted that the City is considering a public tender for the disposal of this site that includes a development proposal which is currently being progressed.

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

- 1 *the status report on the progress of the City's proposed disposal of Lot (803) 15 Burlos Court, Joondalup, Lot 2 (20) Kanangra Crescent, Greenwood and Lot 12223 (12) Blackwattle Parade, Padbury;*
- 2 *the City has approached the Department of Communities concerning a potential collaborative development project regarding Lot 803 (15) Burlos Court, Joondalup;*
- 3 *investigations into the sale and development of Lot 12223 (12) Blackwattle Parade, Padbury via a public tender process are progressing;*
- 4 *a further status report on the progress of the City's freehold land disposal project will be submitted to a Major Projects and Finance Committee meeting at a future date.*

BACKGROUND

The land disposal project commenced early in 2010, with investigations into community purpose sites that were considered surplus to requirements. Council decided after those investigations that the sites should be used 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 the future rezoning of the sites.

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) being withdrawn from sale. At the time of the 2013 valuation for Lot 971 (52) Creaney Drive, Kingsley, the combined value of these two properties was in the vicinity of \$4.5 million.

Lot 12223 (12) Blackwattle Parade, Padbury became available for disposal after being acquired in freehold from the State Government in June 2019.

Table 1 indicates the 11 sites that have sold to date and their sales prices.

With the exception of the site that was sold to Masonic Care WA in Kingsley, Council approved the sale of the following 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
Lot 2 (20) Kanangra Crescent, Greenwood.	May 2019	\$ 1,225,000
	TOTAL	\$12,242,000

The disposal of Lot 803 (15) Burlos Court, Joondalup was dealt with at the meeting held on 19 March 2019 (CJ032-03/19 refers) where Council resolved in part, that it:

“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.”*

Concerning the City's acquisition of Lot 12223 (12) Blackwattle Parade, Padbury at its meeting held on 19 March 2019 (CJ031-03/19 refers) Council resolved in part, that it:

“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.”*

At its meeting held on 15 July 2019 (Item 7 refers), the Major Projects and Finance Committee meeting noted the sale and development opportunities via a public tender process will now be examined concerning Lot 12223 (12) Blackwattle Parade, Padbury as this method is also an option under section 3.58 of the *Local Government Act 1995*.

DETAILS

Table 2

	Property Address	Land Disposals – Current Status
1	Lot 2 (20) Kanangra Crescent, Greenwood. Land Area: 3,005m ² . Attachment 1 refers.	This site is zoned residential with a restricted use to 'Aged or Dependent Persons' Dwellings'. The density code is R40. At its meeting held on 21 May 2019 (CJ063-05/19 refers), Council supported the disposal of Lot 2 (20) Kanangra Crescent, Greenwood to Green 55 Pty Ltd for the amount of \$1,225,000 exclusive of GST under the margin scheme. Settlement took place on 29 August 2019.
2	Lot 803 (15) Burlos Court, Joondalup. Land Area: 4,410m ² . Attachment 2 refers.	This site is zoned residential with a restricted use to 'Aged or Dependent Persons' Dwellings' and it has a density code of R60. At its meeting held on 19 March 2019 (CJ032-03/19 refers), Council considered the potential removal of the restricted use and resolved it be retained. At its meeting held on 15 July 2019 (Item 7 refers), the Major Projects and Finance Committee noted that the City intended to investigate the potential of collaborating with the DoC concerning this site and an approach has been made. The matter will be followed up once the DoC has had an opportunity to examine a property information brochure currently being developed by the City on the site.

	Property Address	Land Disposals – Current Status
3	<p>Lot 12223 (12) Blackwattle Parade, Padbury</p> <p>Land Area: 3,332m²</p> <p>Attachment 3 refers</p>	<p>The City now owns Lot 12223 (12) Blackwattle Parade, Padbury receiving the Certificate of Title on 26 June 2019.</p> <p>The City is investigating the merits of a public tender that includes a development proposal for the site. The proposed tender conditions, including the selection criteria are in the process of being examined internally to ensure compliance with the City's statutory obligations.</p>

Issues and options considered

Should the DoC decide it does not have an interest in Lot 803 (15) Burlos Court, Joondalup, the City can consider promotion of the site's availability via other methods.

There are three options under Section 3.58 of the *Local Government Act 1995* to dispose of land and concerning Lot 12223 (12) Blackwattle Parade, Padbury public tender is currently being examined that includes development of the site in addition to its purchase.

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

Property disposal needs to comply with 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 or latest market valuation on a City property will not be realised. These 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 valuations. The recommendations for disposal are based on a combination of the best financial return, planning outcomes and community benefit.

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. The Reserve Fund held an amount of \$19,702,939 during 2018-19.

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 Purposes" under *Local Planning Scheme No. 3 (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.

All amounts quoted in this report are exclusive of GST.

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

COMMENT

The disposal options for Lot 803 (15) Burlos Court, Joondalup and Lot 12223 (12) Blackwattle Parade, Padbury are progressing. A meeting will be organised with the DoC once it has had an opportunity to examine the attributes of Lot 803 (15) Burlos Court, Joondalup via a sales information type brochure currently being prepared by the City.

Concerning Lot 12223 (12) Blackwattle Parade, Padbury as the City is examining a public tender that includes prospective purchasers providing development proposals, this added complexity requires the City's due diligence.

VOTING REQUIREMENTS

Simple Majority.

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

- 1 the status report on the progress of the City's proposed disposal of Lot (803) 15 Burlos Court, Joondalup, Lot 2 (20) Kanangra Crescent, Greenwood and Lot 12223 (12) Blackwattle Parade, Padbury;**
- 2 the City has approached the Department of Communities concerning a potential collaborative development project regarding Lot 803 (15) Burlos Court, Joondalup;**
- 3 investigations into the sale and development of Lot 12223 (12) Blackwattle Parade, Padbury via a public tender process are progressing;**
- 4 a further status report on the progress of the City's freehold land disposal project will be submitted to a Major Projects and Finance Committee meeting at a future date.**

The Motion was Put and

CARRIED (6/0)

In favour of the Motion: Mayor Jacob, Crs Hollywood, Logan, Norman, Poliwka and Taylor.

Appendix 2 refers

To access this attachment on electronic document, click here: [Attach2agnMPF190909.pdf](#)

ITEM 5 UPDATE ON THE 2019-20 CAPITAL WORKS PROGRAM

WARD	All
RESPONSIBLE DIRECTOR	Mr Nico Claassen Infrastructure Services
FILE NUMBER	107023, 101515
ATTACHMENTS	Attachment 1 Capital Works Project Report 2019-20 Attachment 2 Moolanda Park Landscape Master Plan Attachment 3 Whitfords Nodes Park Health and Wellbeing Hub Attachment 4 Leafy City Program Attachment 5 Burns Beach to Mindarie Dual Use Path Attachment 6 Joondalup City Centre Lighting Attachment 7 Ellersdale Park Floodlighting Upgrade Attachment 8 Falkland Park Extension Attachment 9 Works Operations Centre (WOC) Extension Attachment 10 Craigie Leisure Centre Upgrades Stage 1 Attachment 11 Chichester Park Clubrooms Redevelopment Attachment 12 Percy Doyle – Sorrento Bowling Clubrooms Extension Attachment 13 Percy Doyle Floodlighting Upgrades
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 *2019-20 Capital Works Program* and the bi-monthly project status reports for capital works projects.

EXECUTIVE SUMMARY

The Capital Works Project Report for the 2019-20 program as at 31 July 2019 is attached (Attachment 1 refers).

At the Major Projects and Finance Committee meeting held on 15 July 2019 the committee determined which capital works project reports were required and the frequency of reporting. The bi-monthly project reports are attached (Attachments 2-13 refer).

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

- 1 *the report on the Capital Works Projects for 2019-20 as at 31 July 2019 forming Attachment 1 to this Report;*
- 2 *the bi-monthly capital works project reports forming Attachments 2 to 13 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;”.*

At its meeting held on 15 July 2019 the Major Projects and Finance Committee requested that the following project reports from the *2019-20 Capital Works Program* be provided on a bi-monthly basis:

Project Code	Project Description
PDP2118	Moolanda Park Landscape Masterplan.
PEP2707	Whitfords Nodes Park Health and Wellbeing Hub.
SSE2057	Leafy City Program.
FPN2240	Burns Beach to Mindarie Dual Use Path.
STL2003	Joondalup City Centre Lighting.
STL2073	Ellersdale Park Floodlighting Upgrade.
BCW2622	Falkland Park Extension.
MPP2026	WOC Extension.
MPP2050	Craigie Leisure Centre Upgrades Stage 1.
MPP2058	Chichester Park Clubrooms Redevelopment.
MPP2065	Percy Doyle – Sorrento Bowling Clubrooms Extension.
MPP2069	Percy Doyle Floodlighting Upgrades.

DETAILS

The Capital Works Project Report for the 2019-20 program as at 31 July 2019 is provided at Attachment 1 to this Report.

A summary of the projects and their current status is detailed in the bi-monthly project reports forming Attachments 2-13 to this Report.

Issues and options considered

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

VOTING REQUIREMENTS

Simple Majority.

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

- 1 the report on the Capital Works Projects for 2019-20 as at 31 July 2019 forming Attachment 1 to this Report;**
- 2 the bi-monthly capital works project reports forming Attachments 2 to 13 to this Report.**

The Motion was Put and

CARRIED (6/0)

In favour of the Motion: Mayor Jacob, Crs Hollywood, Logan, Norman, Poliwka and Taylor.

Appendix 3 refers

To access this attachment on electronic document, click here: [Attach3agnMPF190909.pdf](#)

Disclosure of Proximity Interest

Name/Position	Cr Kerry Hollywood.
Item No./Subject	Item 7 – Confidential – Burns Beach Cafes / Restaurants – Project Status
Nature of interest	Proximity Interest.
Extent of Interest	Cr Hollywood lives / resides close to the proposed development.

Cr Hollywood left the room at 6.49pm.

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

WARD	North
RESPONSIBLE DIRECTOR	Mr Garry Hunt Chief Executive Officer
FILE NUMBER	102656
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').

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.

MOVED Cr Logan, SECONDED Cr Norman that the Major Projects and Finance Committee NOTES the status of the Burns Beach Café / Restaurant project as detailed in this Report.

The Motion was Put and

CARRIED (5/0)

In favour of the Motion: Mayor Jacob, Crs Logan, Norman, 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 pm; the following Committee Members being present at that time 6.58pm.

MAYOR HON. ALBERT JACOB, JP
CR JOHN LOGAN
CR RUSSELL POLIWKA
CR PHILIPPA TAYLOR
CR MIKE NORMAN