

minutes

Major Projects and Finance Committee

ELECTRONIC MEETING HELD ON MONDAY 4 MAY 2020

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CITY OF JOONDALUP

MINUTES OF THE MAJOR PROJECTS AND FINANCE COMMITTEE MEETING HELD BY ELECTRONIC MEANS ON MONDAY 4 MAY 2020.

ATTENDANCE

Committee Members

Cr John Logan	<i>Presiding Member</i>	
Mayor Hon. Albert Jacob, JP		<i>absent from 8.12pm to 8.16pm</i>
Cr John Raftis	<i>Deputy Presiding Member</i>	
Cr Russell Poliwka		<i>absent from 7.47pm to 7.48pm</i>
Cr Tom McLean, JP		
Cr Nige Jones		<i>absent from 7.30pm to 7.32pm</i>
Cr Suzanne Thompson		

Observers

Cr John Chester		<i>absent from 6.58pm to 6.59pm</i>
		<i>absent from 7.32pm to 7.33pm</i>
Cr Christopher May		<i>from 6.18pm; to 8.17pm</i>
Cr Kerry Hollywood		<i>absent from 7.41pm to 7.49pm</i>
Cr Philippa Taylor		
Cr Russ Fishwick, JP		

Officers

Mr Garry Hunt	Chief Executive Officer	
Mr Nico Claassen	Director Infrastructure Services	<i>absent from 6.45pm to 6.54pm</i>
		<i>absent from 7.15pm to 7.26pm</i>
Mr Mat Humfrey	Director Corporate Services	
Mr Blignault Olivier	Manager City Projects	
Mr Brad Sillence	Manager Governance	
Mrs Genevieve Hunter	Senior Projects Officer	<i>to 7.42pm</i>
Mr Scott Collins	Senior Projects Officer	
Mrs Vivienne Stampalija	Governance Coordinator	

DECLARATION OF OPENING

The Presiding Member declared the meeting open at 6.00pm.

DECLARATIONS OF INTEREST

Disclosures 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 5 - Burns Beach Café/Restaurant – Project Status.
Nature of interest	Proximity Interest.
Extent of Interest	Cr Hollywood lives in the vicinity of the proposed project.

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

Name/Position	Mr Mat Humfrey – Director Corporate Services
Item No./Subject	Item 4 - Edgewater Quarry Masterplan – Project Status.
Nature of interest	Interest that may affect impartiality.
Extent of Interest	Mr Humfrey is a former member of the Edgewater Quarry Community Reference Group and lives nearby.

APOLOGIES / LEAVE OF ABSENCE

Leave of Absence previously approved

Cr Christine Hamilton-Prime 1 May to 8 June 2020 inclusive.

CONFIRMATION OF MINUTES

MINUTES OF THE MAJOR PROJECTS AND FINANCE COMMITTEE HELD ON 9 MARCH 2020

MOVED Cr McLean, **SECONDED** Mayor Jacob that the minutes of the meeting of the Major Projects and Finance Committee held on 9 March 2020 be confirmed as a true and correct record.

The Motion was Put and

CARRIED (7/0)

In favour of the Motion: Cr Logan, Mayor Jacob, Crs Jones, McLean, Poliwka, Raftis and Thompson.

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**Disclosure of interest affecting impartiality**

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

ITEM 1 OCEAN REEF MARINA – PROJECT STATUS**WARD** North-Central**RESPONSIBLE DIRECTOR** Mr Garry Hunt
Office of the CEO**FILE NUMBER** 04171, 101515**ATTACHMENT**
Attachment 1 Project Milestones
Attachment 2 Ocean Reef Marina Design Guidelines – Frequently Asked Questions
Attachment 3 Ocean Reef Marina Risk Register**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 made on the Ocean Reef Marina Project.

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 presented to the Major Projects and Finance Committee at its meeting held on 9 March 2020 (Item 1 refers):

- Liaison and engagement with the State Government through DevelopmentWA.
- Development application for the breakwater construction.
- Planning and Environmental Approvals.
- Ocean Reef Marina Improvement Scheme.
- Stakeholder and Community Engagement.
- Legal Advice.

Details of the above are provided in this Report.

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

- 1 *the Ocean Reef Marina Project Status as detailed in this Report;*
- 2 *a report on the outcomes of negotiations with DevelopmentWA to agree the valuation methodology, including recommendations, will be presented to Council, via the Major Projects and Finance Committee, at a future meeting;*
- 3 *a report on the City's compliance obligations under the Local Government Act 1995, including recommendations, will be presented to Council, via the Major Projects and Finance Committee, at a future meeting.*

BACKGROUND

Project Milestones

Attachment 1 to this Report provides a summary of the major milestones that have been reached over the life of the Ocean Reef Marina project.

State Government / DevelopmentWA

Following the State Government announcement in September 2017 that LandCorp (now DevelopmentWA) would implement the Ocean Reef Marina project, the City's ongoing involvement in the project is 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.

Concept Plan Refinement

The *Ocean Reef Marina Concept Plan* (the subject of the *Metropolitan Region Scheme Amendment and Public Environmental Review*) continues to be amended and refined by DevelopmentWA. Major stakeholders, including the Department of Transport (DoT), Ocean Reef Sea Sports Club (ORSSC), Marine Rescue Whitfords (MRW), the City and the Ocean Reef Marina Project Steering Group, and were involved in the concept plan refinement process.

The refined concept plan maintains a similar land use breakdown with minor changes made to the number and scale of the residential dwellings and the amount of commercial / retail space provided. The refined plan as it stands at the moment provides the following:

- 12,000 square metres of retail / commercial space.
- Capacity for 550 boat pens and 200 boat spaces.
- 1,000+ dwellings including single dwellings, apartments, short stay and hotel rooms.
- Approximately 4,700 car and boat trailer parking.

A draft *Landscape Masterplan* has been developed based on the refined concept plan with input from the Community Reference Group (established by DevelopmentWA), local school students and other stakeholders.

Planning and Environmental Approvals

Metropolitan Region Scheme (MRS) Amendment

Following the relevant statutory process and the consent of the Governor, *MRS Amendment 1270/41 – Ocean Reef Marina* came into effect on Friday 29 November 2019.

The total area affected by the amendment is approximately 60.80ha with the following zones:

- Urban Zone: 29.71ha.
- Parks & Recreation: 4.03ha.
- Waterways Reservation: 9,324m².
- Other Regional Roads Reservation: 1,715m².
- Public Purposes (Special Uses) Reservation: 538m².
- Bush Forever removal: 25.96ha.

Ocean Reef Marina Improvement Plan and Scheme

The Western Australian Planning Commission (WAPC) advised that the consent of Governor had been received for *Improvement Plan 51 – Ocean Reef Marina* and was gazetted on 31 December 2019.

Improvement plans and schemes allow the State Government to become the planning authority for areas of land, identified as requiring special planning, with the intention of advancing its planning and development.

With the gazettal of *Improvement Plan 51 – Ocean Reef Marina*, the draft *Improvement Scheme* and accompanying report was submitted to the WAPC for consideration.

Negotiated Planning Outcome for Bush Forever Site 325

The draft Negotiated Planning Outcome for Bush Forever Site 325 (NPO) was finalised early 2020. The final NPO removed the City as the proponent and entity responsible for implementing the NPO. Responsibility now lies with DevelopmentWA.

In collaboration with the City and the Joondalup Community Coast Care Forum, DevelopmentWA are preparing a Rehabilitation Plan for the 10% (5ha) rehabilitation component of the NPO. To support the plan, a spring vegetation survey was completed in late 2019 and a seed collection program has commenced.

Public Environmental Review – section 45C

Environmental approval for the marine components of the Ocean Reef Marina was granted, with several conditions, through a Public Environmental Review based on the original concept plan.

Section 45C of the *Environmental Protection Act 1986* is used where a proponent wishes to change the original environmental proposal where that proposal has already been approved, as is the case for the Ocean Reef Marina.

In January 2020 the Environmental Protection Authority advised that the Minister for Environment had approved the changes to the Ocean Reef Marina proposal in accordance with the s45C application made by DevelopmentWA.

DETAILS

State Government / DevelopmentWA

Land Assembly and the City's Freehold Land

As previously advised, clause 6.1 of the MOU between the City and DevelopmentWA outlines the City's responsibilities 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."*

DevelopmentWA has provided the City with a proposed strategy for land assembly/tenure which was provided to the Major Projects and Finance Committee for noting at its meeting held on 9 March 2020 (Item 11 refers). Further information on the proposed strategy has been provided by DevelopmentWA which the City is currently reviewing.

The City has obtained legal advice on its compliance obligations under the *Local Government Act 1996* (LGA) regarding undertaking major land transactions as well as the agreements required to facilitate the transfer of land for the project and its ongoing operational and maintenance responsibilities.

The advice suggests that the City needs to negotiate three separate agreements:

- 1 Transfer Agreement – between the City and the State of WA pursuant to which:
 - a the City and the State agree to proceed with the marina development
 - b the City (amongst other things) agrees to transfer Lot 1029 and Lot 1032
 - c the State (amongst other things) agrees to transfer back to the City the parts of the City's land not required for the marina development
- 2 Development Agreement – between the City and DevelopmentWA pursuant to which:
 - a DevelopmentWA will undertake the staged development of the marina
 - d the land tenure arrangements for the marina development
 - c various matters that will be agreed between the City and DevelopmentWA
- 3 Marina Management Agreement – between the City, DevelopmentWA and the Department of Transport (DoT).

The proposed Development and Marina Management agreements are currently being negotiated with DevelopmentWA and DoT. There has been a delay to progressing the Marina Management Agreement due to on-going negotiations between DevelopmentWA and DoT on the areas of responsibility for a fully development marina.

To determine its compliance obligations under the LGA, the City needs to determine the value of the transaction, defined in the LGA as “the consideration under the transaction”. Following an assessment of all definitions within the LGA and the *Local Government (Functions and General) Regulations 1996* (the Regulations), the City’s legal advisors are of the opinion that the following would make up “the consideration under the transaction”:

- The three required agreements together are the “land transaction”. Therefore, the monetary amounts proposed under the agreements could form part of the “consideration” – including the agreed value of the City’s land.
- The “consideration” the City receives for loss of assets (other than land) form part of the “consideration under the transaction”.
- If income is received from new assets, is something that is promised or given by another party to the agreements this would form part of the “consideration under the transaction”.
- Potential rates or parking revenue would not form part of the “consideration under the transaction” as the right to levy rates and charges is covered under the LGA and other laws.
- The value of any expenditure incurred by the City after entering into the MOU with DevelopmentWA would form part of the “consideration under the transaction”. Expenditure incurred before the MOU is not included.

Until such time as the:

- monetary amounts proposed under the three agreements
- terms and conditions of the three agreements
- settled position of the City as the value of the City’s land
- settled position of the City as to the value of the City’s surplus land (i.e. the land not required for the development and transferred back to the City).

a definitive position on whether a business plan process is required cannot be reached.

The City is continuing to engage with DevelopmentWA to determine the above and, as noted by the Major Projects and Finance Committee at its meeting held on 9 March 2020 (Item 11 refers), the valuation methodology used by Australian Property Consultants to value Lot 1032 and the required portion of Lot 1029 is the preferred option.

Development Applications

At its meeting held on 18 February 2020 (CJ003-02/20 refers), Council approved (with conditions) the Development Application (DA) for the early works component of the development. The DA was also approved (again with condition) by the WAPC in February 2020.

Following a review of the detailed engineering drawings and specifications as well as the detailed landscape plan (conditions of approvals), the City has provided feedback and comments to DevelopmentWA and have suggested several amendments to ensure conditions of approval are met.

The DA for the construction of the breakwaters and associated infrastructure was approved with conditions by the Metro North-West Joint Development Assessment Plan at its meeting held on 24 April 2020.

The works associated with both development applications as well as the necessary landside geotechnical assessments require the clearing of native vegetation and the applications for clearing permits are been submitted to the Department of Water and Environmental Regulation (DWER) by DevelopmentWA.

DWER has advised DevelopmentWA that four appeals have been received against the geotechnical assessment clearing permit approval. It is considered highly likely that appeals will also be lodged against any further clearing permit approvals.

Delays in the clearing permit approvals process which will have an impact on the proposed timeline for the works. DevelopmentWA and the Ocean Reef Marina project team are liaising closely with DWER to ensure clearing permit approval process, including consideration of any appeals, can be undertaken expeditiously.

Due to the delay in commencing the works, the Access Licence granted by the City for DevelopmentWA and its contractors to access City-owned land for works will likely need to be extended (current end date 31 August 2020).

Concept Plan Refinement

DevelopmentWA continued to refine the preferred concept plan with minor changes made to short and long-term parking bays to service the public boat pens in the northern section of the development. The provision of a small service area for these boat pens is also being considered.

Planning Approvals

Ocean Reef Marina Improvement Scheme

As reported to the Major Projects and Finance Committee at meetings held on 15 July 2019 (Item 6 refers) and 9 March 2020 (Item 1 refers), the planning approvals for the Ocean Reef Marina need to consider the refined concept plan. It has been agreed by the relevant decision-making authorities that an *Improvement Plan* and *Improvement Scheme* is the most efficient and effective planning process to progress the development in line with the project program.

Improvement plans and schemes allow the State Government to become the planning authority for areas of land, identified as requiring special planning, with the intention of advancing its planning and development.

The *Ocean Reef Marina Improvement Scheme* was released for public comment by the WAPC on 19 March to 26 June 2020. The *Improvement Scheme* was supported by the Improvement Scheme Report, technical reports and the draft *Ocean Reef Marina Development Design Guidelines*.

The *Improvement Scheme* provides the planning framework for the Ocean Reef Marina and the Improvement Scheme Report includes the scheme aims, describes the reserves and precincts and explains the rationale behind land use, subdivision and development.

The draft *Design Guidelines* were released for information only, to provide an example of how a high standard of development within the marina can be achieved. A separate approval process is required for the *Design Guidelines* once the *Improvement Scheme* is gazetted. Frequently Asked Questions relating to the *Design Guidelines* are provided in Attachment 2 to this Report.

Community Engagement

DevelopmentWA hosted a community Webinar on 8 April 2020 to provide details on the Improvement Scheme and other matters relating to the development. Approximately 180 community members 'attended' the Webinar and Emily Hamilton MLA (Member for Joondalup) and His Worship the Mayor made short addresses. Attendees were able to lodge questions (approximately 120 questions were received) which were answered by DevelopmentWA, the Project Team or the City during the Webinar with some questions taken on notice.

A recording of the Webinar is available on the DevelopmentWA website.

Stakeholder Engagement

Ocean Reef Sea Sports Club

DevelopmentWA has advised the Ocean Reef Sea Sports Club (ORSSC) that the business case prepared by McGees Property (engaged by DevelopmentWA) is final and has recommended that the ORSSC take a proactive approach to obtaining funding for their new facility. It was also recommended that the ORSSC consider ways to reduce the cost of the new facility.

Marine Rescue Whitfords

The Marine Rescue Whitfords (MRW) business case is also considered final. MRW are working closely with the Department of Fire and Emergency Services and other agencies obtain funding for a new facility. The MRW are also considering way of reducing the cost of their new facility.

As indicated in the *Ocean Reef Marina Land Assembly / Tenure Report* presented to the Major Projects and Finance Committee at its meeting held on 9 March 2020 (Item 11 refers), it is proposed that both the ORSSC and MRW will continue to operate in their locations until such time as the land is required for the development. It is assumed that by that time new facilities will be available for both groups.

Other matters

At its meeting held on 9 March 2020 (Item 12 refers), the Major Projects and Finance Committee noted the *Ocean Reef Marina – Financial Evaluation Report*.

No further amendments to the financial evaluation have been possible as many of the issues which impact the evaluation have yet to be finalised. Some of the outstanding issues include:

- agreement on the actual areas of responsibility for both the City and the Marina Manager
- specifications and costs of the landscape masterplan
- agreement on the value of the City's freehold land required for the development
- refinement of the staging plan and information regarding the potential timelines for the release of developable lots
- Marina Management, Land Transfer and Development Agreement.

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.*
- *Planning and Development (Local Planning Schemes) Regulations 2015.*
- *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 City needs to ensure that due diligence is exercised when preparing legally binding agreements that may be entered into with the State Government or its agencies. The requirement for legal advice during the preparation process is considered an absolute necessity to ensure the City's interests are identified and protected.

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 DevelopmentWA and DoT on the on-going project, construction 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.

The *Ocean Reef Marina Risk Register* has been developed and is regularly updated as appropriate (Attachment 3 refers).

Financial / budget implications

Current financial year impact

Account no.	C1001.
Budget Item	Ocean Reef Marina.
MYR Budget amount	\$ 158,208
Amount spent to date	\$ 122,106
Balance	\$ 36,102

Total Project Expenditure (as at 30 January 2020 including internal staff costs)

2007-08	\$ 133,241
2008-09	\$ 968,284
2009-10	\$ 265,793
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	\$ 63,842
2019-20	\$ 122,106
LESS Grants Received	<u>\$(1,285,500)</u>
Total City Expenditure	\$ 5,424,934

2019-20

The 2019-20 project budget covers staff costs, communications and marketing (independent of DevelopmentWA'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.

During the Mid-Year Budget Review process, it was determined that additional funds would be required to meet the City's anticipated expenditure for the remainder of the 2019-20 financial year. The need for additional funding is largely due to higher than anticipated expenditure on legal advice and staff costs.

The additional funding request increases the project budget to \$158,208.

2020-21

The draft 2020-21 project budget anticipates expenditure of approximately \$154,000, a substantial percentage of which is allocated to staff costs and financial and legal advice (required for the preparation of the required agreements between the City and DevelopmentWA).

Annual operating cost**Estimated annual income**

Investigations into the on-going financial impacts (both income and expenditure) based on the refined concept plan and other information provided by DevelopmentWA.

Capital replacement**20 Year Strategic Financial Plan impact**

The financial evaluations will inform the City's negotiations with DevelopmentWA and will enable the City to better understand the what the potential on-going financial impacts will be.

Impact year

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

As previously reported to the Major Projects and Finance Committee at its meeting held on 9 March 2020 (Item 1 refers), the Ocean Reef Marina project is registered for an *Infrastructure Sustainability Planning* rating from the Infrastructure Sustainability Council of Australia.

The *Ocean Reef Marina Design Guidelines* will provide criteria and guideline to support good design which optimises the sustainability of the built form environment, delivering positive environmental, social and economic outcomes.

The guidelines include a design guidance section that recommends additional measures by which the development can achieve a higher level of sustainable design, community interaction and architectural character.

Consultation

DevelopmentWA's stakeholder engagement strategy identifies His Worship the Mayor, Elected Members, 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 strategy is refined and updated as the project moves through each phase with specific engagement requirements identified for each particular phase. For example, DevelopmentWA intends to undertake a letter drop to nearby residents prior to commencement of the early works. Information provided will detail what will be happening on site, mitigation measures adopted to minimise impacts, vehicle movements, and duration of works.

COMMENT

Since the meeting of the Major Projects and Finance Committee held on 9 March 2020, the implementation of the project has continued to progress.

However, delays in obtaining clearing permits for the early works has impacted on the construction timetable. Notwithstanding the delays, DevelopmentWA is confident that construction will commence within the next few months.

The City has experienced some difficulty in obtaining the necessary information from DevelopmentWA in order to progress the three required agreements. However, it is considered that the difficulties experienced are not insurmountable and the City will continue to engage and collaborate with DevelopmentWA to expedite the agreements as well the refinement of the City's financial evaluation.

VOTING REQUIREMENTS

Simple Majority.

Cr May entered the electronic meeting at 6.18pm.

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

- 1 the Ocean Reef Marina Project Status as detailed in this Report;**
- 2 a report on the outcomes of negotiations with DevelopmentWA to agree the valuation methodology, including recommendations, will be presented to Council, via the Major Projects and Finance Committee, at a future meeting;**
- 3 a report on the City's compliance obligations under the *Local Government Act 1995*, including recommendations, will be presented to Council, via the Major Projects and Finance Committee, at a future meeting.**

The Motion was Put and

CARRIED (7/0)

In favour of the Motion: Cr Logan, Mayor Jacob, Crs Jones, McLean, Poliwka, Raftis and Thompson.

Appendix 1 refers

To access this attachment on electronic document, click here: [Attach1agnMPF200504.pdf](#)

ITEM 2 JINAN GARDEN – PROJECT STATUS

WARD	North
RESPONSIBLE DIRECTOR	Mr Garry Hunt Office of the CEO
FILE NUMBER	52469, 101515
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.

PURPOSE

For Council to consider deferring the Jinan Garden project.

EXECUTIVE SUMMARY

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 standalone project.

The City subsequently commenced actions to progress the project including engagement with representatives of the North Metro TAFE and landscape architect consultant Plan E was engaged to assist the City with the design and implementation of the project. It was planned that detailed design and further site investigations would occur during the remainder of the 2019-20 financial year and that project documentation, tender process and construction phase would occur in 2020-21.

However, given the current financial impacts resulting from the COVID-19 pandemic, and in the interest of financial prudence it is considered timely to defer the project until at least the 2021-22 financial year.

It is therefore recommended that Council:

- 1 DEFERS progressing the Jinan Garden project further until the 2021-22 financial year;*
- 2 NOTES that a further report will be presented to the Major Projects and Finance Committee prior to recommencing work on the project.*

BACKGROUND

The City of Joondalup 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, both Cities signed an official protocol agreement formalising the Sister City Relations between the two Cities (CJ007-02/04 refers).

One of the key achievements resulting from the relationship is the plan to construct Sister City garden. In 2009 the City of Joondalup engaged Plan E Landscaping consultants to develop a concept for a Sister City 'Joondalup Garden' to be established in Jinan, as part of the 7th China International Garden and Flower Expo. The garden was completed and opened in late September 2009.

At its meeting held on 14 December 2010 (CJ217-12/10 refers), Council agreed to incorporate the Jinan Garden in the design of the proposed 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 gifted to the City by the Jinan Municipal People's Government.

A Business Case for the JPACF project was developed which included details and costings for the Jinan Garden, to be constructed in Central Park adjacent to the JPACF site. Community consultation on the Business Case was undertaken over a 42 day period from 16 February 2017 to 30 March 2017. The results of the community consultation process were detailed in a report considered by Council at its meeting held on 27 June 2017 (CJ101-06/17 refers). Council decided not to proceed with the design development phase of the JPACF project and the Jinan Garden was temporarily placed on hold while a review of the JPACF project was undertaken.

From 23 March to 30 March 2019, a delegation from Joondalup visited Jinan resulting in part in the signing of a new three year cooperation and exchange plan. The renewed three year plan identifies the key projects for delivery over the next three years and includes the progression of the Jinan Garden project.

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 standalone 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:

- “3 *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;*
- 4 *LISTS FOR CONSIDERATION in the City's Five Year Capital Works Program \$260,000 in 2019-20 and \$1.89 million in 2020-21, for the planning and development of the Jinan Garden and REDUCES the capital expenditure within the 20 Year Strategic Financial Plan for the Joondalup Performing Arts and Cultural Facility by \$2.15 million;*
- 5 *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;*
- 6 *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 in March 2019. Also at that meeting Council resolved to adopt the *Five Year Capital Works Program*, including the Jinan Garden Project.

On 9 September 2019 the Major Projects and Finance Committee noted a report on the progress on the project, including details on the preparation of project management documentation, liaison with North Metro TAFE and the procurement of a landscape architect consultant.

At its meeting held on 18 February 2020 (C04-02/20 refers), Council received a petition requesting that Council reconsider and rescind their decision to spend \$2.15 million on the Jinan Garden and instead, redeploy the funds for community gardens across the City of Joondalup. A report on the petition will be presented to Council at a later date.

At its meeting held on 9 March 2020 (Item 7 refers), the Major Projects and Finance Committee noted a status report on the Jinan Garden project. The report informed the committee on the actions undertaken on the project to date including ongoing liaison with North Metro TAFE regarding their involvement with the project and engagement of landscape architects Plan E to assist the City with the design and implementation of the garden.

DETAILS

Jinan Garden

In July 2019, following Council's decision to proceed with the Jinan Garden as a stand-alone project and adoption of the *Five Year Capital Works Program* (which includes the Jinan Garden), the City commenced the preparation of a new Jinan Garden project. New project management documentation has been prepared and detailed design and site investigations are progressing.

The City has engaged with North Metro TAFE representatives to discuss partnerships and opportunities for North Metro TAFE staff and students to be involved in the project, including design, implementation and facility management.

Landscape architect consultant Plan E were initially engaged by the City to assist the City with the design and implementation of the garden. Plan E have commenced preliminary tasks including project drawing administration and design review. Plan E have recently been directed to cease work on the project due to the COVID-19 pandemic, until such time as Council has considered the future of the project.

In the City's *Five Year Capital Works Program* there is currently \$260,000 listed for 2019-20 and \$1,890,000 listed for 2020-21. Deferring the project until the 2021-22 financial year would assist the City to reduce spending which could assist in mitigating the financial impacts resulting from the COVID-19 pandemic.

Joondalup Garden in Jinan

The City was recently advised by a community member that the Joondalup Garden in Jinan was temporarily closed. Acting on that information the City made enquiries with the Jinan Foreign Affairs Office regarding the current status of the Joondalup Garden. The response indicated that the land on which the Joondalup Garden was constructed has been rezoned for other uses including commercial buildings, however the garden still exists and is visitable, until such time as the land is redeveloped.

The following is an excerpt from the response from the Jinan Foreign Affairs Office:

“Joondalup Park was built in 2009, as a part of the 7th China (Jinan) International Garden Flower Expo with the help and support of Joondalup. After the Expo, Joondalup Park became a part of Jinan Garden Flower Park to be visited by tourists as a scenic spot. Before, the care and operation of Jinan Garden Flower Park belonged to Jinan Municipal Garden Bureau, and about 3-4 years ago, this Park was transferred to Jinan Urban Construction Group, a state-owned company governed by Jinan Municipal Government for city construction. In 2019, owing to the new city planning, Jinan Garden Flower Park was reorganized and reopen to the public. Parts of Jinan Garden Flower Park was set as a public park open to the citizens for free, and other parts of Jinan Garden Flower Park, including Joondalup Park, was set for other use, including to be built as commercial buildings. Up to now, we can still see and visit Joondalup Park as the new plan for other use has not been operated, only in the process of planning. By now, person in responsible from Jinan Urban Construction Group for new project has not given us confirmed information when they will start the construction of buildings. You may have our words that Joondalup Park will always stay there unless they operate the new plan”.

Issues and options considered

Not applicable.

Legislation / Strategic Community Plan / policy implications

Legislation	<i>Local Government Act 1995.</i>
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 potential risk factors of deferring the project include:

- potential impacts on the Sister City Relationship with the City of Jinan
- managing community/stakeholder expectations - those supportive of the Jinan Garden may be dissatisfied with deferring the project.

Financial / budget implications

Current financial year impact

Account no.	CW003922
Budget Item	Jinan Garden project
Budget amount	\$260,000
Amount spent to date	\$ 22,745
Proposed cost	\$ 0
Balance	\$237,255

Future financial year impact

Annual operating cost	Annual operating costs will be investigated when the project progresses.
Estimated annual income	Estimated annual income, including potential income from functions and ceremonies, will be investigated when the project progresses.
Capital replacement	Capital replacement costs will be investigated when the project progresses.
20 Year Strategic Financial Plan impact	\$2.15 million.
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 financial sustainability implications such as potential income streams and environmental implications such as vegetation clearing, plant selection and water use will continue when the project progresses.

Consultation

Community consultation on the business case for the Joondalup Performing Arts and Cultural Facility, which included details and costings for the Jinan Garden, was undertaken over a 42 day period from 16 February to 30 March 2017. The results of the community consultation process were detailed in a report considered by Council at its meeting held on 27 June 2017 (CJ101-06/17 refers).

COMMENT

In view of the prevailing economic circumstances it is proposed the Council defers the project until the 2021-22 financial year. It is proposed a further report will be presented to the Major Projects and Finance Committee toward the end of the 2020-21 financial year with a recommendation on what action should be taken in relation to the project.

VOTING REQUIREMENTS

Simple Majority.

The Director Infrastructure Services left the electronic meeting at 6.45pm and returned at 6.54pm.

Cr Chester left the electronic meeting at 6.58pm and returned at 6.59pm.

OFFICER'S RECOMMENDATION

That Council:

- 1 DEFERS progressing the Jinan Garden project further until the 2021-22 financial year;
- 2 NOTES that a further report will be presented to the Major Projects and Finance Committee prior to recommencing work on the project.

MOVED Cr Logan, SECONDED Mayor Jacob that Council:

- 1 **DEFERS progressing the Jinan Garden project further at this time;**
- 2 **NOTES that a further report will be presented to the Major Projects and Finance Committee prior to recommencing work on the project.**

AMENDMENT MOVED Cr Raftis, SECONDED Cr Poliwka that a new part 3 be added to the motion to read as follows:

“3 AGREES the total budget allocated for the Jinan Garden project to be no more than \$250,000 with the balance of the funding being sourced from other third party sources.”.

The Motion was Put and

CARRIED (4/3)

In favour of the Amendment: Crs Jones, Poliwka, Raftis and Thompson.

Against the Amendment: Cr Logan, Mayor Jacob and Cr McLean.

The original motion as amended, being:

That Council:

- 1 **DEFERS progressing the Jinan Garden project further at this time;**
- 2 **NOTES that a further report will be presented to the Major Projects and Finance Committee prior to recommencing work on the project;**
- 3 **AGREES the total budget allocated for the Jinan Garden project to be no more than \$250,000 with the balance of the funding being sourced from other third party sources.**

was Put and

CARRIED (7/0)

In favour of the Motion: Cr Logan, Mayor Jacob, Crs Jones, McLean, Poliwka, Raftis and Thompson.

ITEM 3 JOONDALUP PERFORMING ARTS AND CULTURAL FACILITY – PROJECT STATUS

WARD	All
RESPONSIBLE DIRECTOR	Mr Garry Hunt Office of the CEO
FILE NUMBER	75577, 101515
ATTACHMENT	Attachment 1 JPACF – Project History
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 deferring the Joondalup Performing Arts and Cultural Facility (JPACF) project.

EXECUTIVE SUMMARY

At its meeting held on 21 May 2019 (CJ066-05/19 refers), Council considered a report on the progress of the JPACF project review. The report included capital and operating cost details and concept design plans for a refined design and Council resolved in part that it:

- “1 *NOTES the refined concept design and associated capital and operating cost estimates as detailed in this Report and shown in Attachment 1 to Report CJ066-05/19 and ADOPTS this concept design for further progression of the Joondalup Performing Arts and Cultural Facility project, including:*
- 1.1 *further refinement of capital and operating costs;*
 - 1.2 *funding opportunity investigations and grant applications;*
 - 1.3 *further refinement of the concept design;*
 - 1.4 *preparation of a business case.”*

The City has commenced planning and scoping for a new business case for the project based on the refined concept design however given the current financial impacts resulting from the COVID-19 pandemic, in the interest of financial prudence it is considered timely to defer the project until the 2021-22 financial year.

It is therefore recommended that Council:

- 1 *DEFERS progressing the Joondalup Performing Arts and Cultural Facility project until the 2021-22 financial year;*
- 2 *NOTES that a further report will be presented to the Major Projects and Finance Committee prior to recommencing work on the project.*

BACKGROUND

At its meeting held on 21 May 2019 (CJ066-05/19 refers), Council considered a report on the progress of the JPACF project review. The report included capital and operating cost details and concept design plans for a refined design and resolved in part as follows:

- “1 *NOTES the refined concept design and associated capital and operating cost estimates as detailed in this Report and shown in Attachment 1 to Report CJ066-05/19 and ADOPTS this concept design for further progression of the Joondalup Performing Arts and Cultural Facility project, including:*
- 1.1 *further refinement of capital and operating costs;*
 - 1.2 *funding opportunity investigations and grant applications;*
 - 1.3 *further refinement of the concept design;*
 - 1.4 *preparation of a business case.”*
- 2 *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.”*

Due to the extensive history of the JPACF project additional details of the background are contained in Attachment 1 to this Report.

DETAILS

In line with the resolution of Council at its meeting held on 21 May 2019 (CJ066-05/19 refers), to adopt a refined concept design for the purpose of progressing a new business case for the project, the City has been considering options and preparing a scope of works for the engagement of a suitably qualified consultant to assist with the process.

The City has maintained an enduring commitment to bring the JPACF project to fruition, including significant financial investment. At its meeting held on 21 August 2018 (CJ152-08/18 refers), Council resolved to amend the City's *20 Year Strategic Financial Plan* to postpone the completion date for the project to 2027-28, in lieu of 2022-23. Council also resolved to reduce the City's capital contribution from \$97.4 million to \$30 million.

There is currently \$92,000 requested for the Joondalup Performing Arts and Cultural Facility draft project budget for the 2020-21 financial year. Deferring the project until the 2021-22 financial year would reduce spending which could assist in mitigating the financial impacts resulting from the COVID-19 pandemic. The proposed delay would not impact the City's plans to complete the project by 2027-28.

Issues and options considered

Not applicable.

Legislation / Strategic Community Plan / policy implications

Legislation *Local Government Act 1995.*

Strategic Community Plan

Key theme *Community Wellbeing.*

Objective	Cultural development.
Strategic initiative	Establish a significant cultural facility with the capacity to attract world-class visual and performing arts events.
Policy	Not applicable.

Risk management considerations

The potential risk factors of deferring the project include:

- protracted time to complete the overall project
- managing community/stakeholder expectations - those supportive of the JPACF may be dissatisfied with deferring the project
- inability to respond effectively to external funding opportunities as they arise, if the design and business case is not being actively progressed and has not been sufficiently refined.

Financial / budget implications

Current financial year impact

Account no.	1-210-C1002
Budget Item	Joondalup Performing Arts and Cultural Facility
Budget amount	\$190,479
Amount spent to date	\$ 10,337
Proposed cost	\$ 0
Balance	\$180,142

Future financial year impact

Annual operating cost	Annual operating costs are being investigated as part of the project review process.
Estimated annual income	Estimated annual income are being investigated as part of the project review process.
Capital replacement	Capital replacement costs are being investigated as part of the project review process.
20 Year Strategic Financial Plan impact	\$59.3 million.
Impact year	Completion date 2027-28.

All amounts quoted in this report are exclusive of GST.

Regional significance

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

Sustainability implications

Sustainability implications have previously been considered during the design phase of the current JPACF concept plan and were incorporated into the business case for the facility. The consideration of sustainability implications will continue as the project progresses.

Consultation

From the early stages of the project, commencing with a comprehensive youth, audience, venue and performing art organisations survey in 2001, the City has continued to consult widely on the JPACF project.

The following consultation has taken place on the project to date:

- In the initial scoping and planning phases of the project a comprehensive survey of various schools, community groups and professional cultural and performing arts performers and artists was undertaken by the City from 2010-11.
- In the preparation of the 2012 Market Analysis and Feasibility Study, numerous performing arts managers, performing arts venue representatives, arts producers, local cultural organisations and existing, school, convention, sporting and learning facility representatives were consulted.
- During the architectural design competition for the concept design, ratepayers, residents and the broader community were given the opportunity to view the four conceptual design submissions and vote and comment on their preferred design. The City received over 450 votes and numerous comments.
- On an ongoing basis the City has consulted with performing arts facility managers, the Department of Culture and the Arts and the Perth Theatre Trust. The City has also liaised with experts in the performing arts, conferencing, events, exhibitions and education sectors.
- From 2011 to 2015 the JPACF project was overseen by the former JPACF Steering Committee which included Elected Members, external members from the Joondalup Learning Precinct, specialist performing arts and cultural experts and members from community arts groups.
- The City has briefed government and opposition representatives at both state and federal level highlighting the local, regional, social and economic benefit of this proposed facility, with the intention of obtaining financial support.
- Throughout the various phases of the project, consultants specialising in facility operation and management, architecture and social, economic and financial analysis, have been engaged by the City.
- Community Consultation on the business case for the previous \$100 million project, which included the Jinan Garden project, was undertaken over a 42 day period from 16 February 2017 to 30 March 2017. The results of community consultation process were detailed in a report considered by Council at its meeting held on 27 June 2017 (CJ101-06/17 refers).

Further community and stakeholder engagement will be undertaken at a later stage of the project in accordance with the City's *Community Consultation and Engagement Policy*, as directed by Council.

COMMENT

The City will delay progressing the project until such time Council has decided to defer the project as recommended in this report. In the event Council decide to defer the project until the 2021-22 financial year it is proposed a further report will be presented to the Major Projects and Finance Committee toward the end of the 2021-22 financial year with a recommendation on recommencing the project.

VOTING REQUIREMENTS

Simple Majority.

The Director Infrastructure Services left the electronic meeting at 7.15pm and returned at 7.26pm.

Cr Jones left the electronic meeting at 7.30pm and returned at 7.32pm.

Cr Chester left the electronic meeting at 7.32pm and returned at 7.33pm.

OFFICER'S RECOMMENDATION

That Council:

- 1 DEFERS progressing the Joondalup Performing Arts and Cultural Facility project until the 2021-22 financial year;
- 2 NOTES that a further report will be presented to the Major Projects and Finance Committee prior to recommencing work on the project.

MOVED Cr Logan, SECONDED Cr McLean that Council:

- 1 DEFERS progressing the Joondalup Performing Arts and Cultural Facility project until the 2022-23 financial year;
- 2 NOTES that a further report will be presented to the Major Projects and Finance Committee prior to recommencing work on the project.

The Motion was Put and

LOST (3/4)

In favour of the Motion: Cr Logan, Mayor Jacob and Cr McLean.

Against the Motion: Crs Jones, Poliwka, Raftis and Thompson.

MOVED Cr Poliwka, SECONDED Cr Thompson that Council:

- 1 DEFERS progressing the Joondalup Performing Arts and Cultural Facility project until the 2023-24 financial year;**
- 2 NOTES that a further report will be presented to the Major Projects and Finance Committee prior to recommencing work on the project.**

The Motion was Put and

CARRIED (5/2)

In favour of the Motion: Crs Jones, McLean, Poliwka, Raftis and Thompson.

Against the Motion: Cr Logan and Mayor Jacob.

Appendix 2 refers

To access this attachment on electronic document, click here: [Attach2agnMPF200504.pdf](#)

Disclosure of interest affecting impartiality

Name/Position	Mr Mat Humfrey – Director Corporate Services.
Item No./Subject	Item 4 - Edgewater Quarry Masterplan – Project Status.
Nature of interest	Interest that may affect impartiality.
Extent of Interest	Mr Humfrey is a former member of the Edgewater Quarry Community Reference Group and lives nearby.

ITEM 4 EDGEMATER QUARRY MASTERPLAN - PROJECT STATUS

WARD	North-Central
RESPONSIBLE DIRECTOR	Mr Garry Hunt Office of the CEO
FILE NUMBER	37544, 101515, 107716
ATTACHMENT	Nil.
AUTHORITY / DISCRETION	Information - includes items provided to Council for information purposes only that do not require a decision of Council (that is for 'noting').

PURPOSE

For the Major Projects and Finance Committee to note the progress on the Edgewater Quarry Masterplan project.

EXECUTIVE SUMMARY

Following Edgewater Quarry Community Reference Group (EQCRG) Workshop No. 4 (held on 4 March 2020), planning consultants Taylor Burrell Barnett have drafted a concept plan based on discussions and agreement arising from the workshop.

The draft concept plan will now be prepared for presentation to the EQCRG together with the updated financial evaluation. Should the EQCRG accept the draft concept plan, it will be presented to a future Council meeting, via Major Projects and Finance Committee, to seek approval for community consultation.

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

- 1 *the Edgewater Quarry Masterplan Project Status Report;*
- 2 *that a report, including a recommendation from the Edgewater Quarry Community Reference Group, on the draft concept plan for the Edgewater Quarry site will be presented to a future Council meeting, via the Major Projects and Finance Committee.*

BACKGROUND

At its meeting held on 12 December 2017 (CJ209/12/17 refers), Council endorsed the establishment of the EQCRG.

At the same meeting, Council also approved the appointment of His Worship the Mayor and Elected Members for North Central Ward to the EQCRG, as well as the Terms of Reference.

As identified In the Terms of Reference the role of the EQCRG is to:

- examine the future options for the Edgewater Quarry site
- assist with the development of a concept plan
- identify and discuss the issues and concerns of the community and stakeholders around the options for the Edgewater Quarry site
- represents the interests of the wider community
- act as a conduit to disseminate information and feedback to and from the wider community
- liaise with extended networks and community groups to facilitate information sharing concerning Edgewater Quarry.

In accordance with the Terms of Reference and following an Expression of Interest process, Council appointed the 20 community representatives at its meeting held on 15 May 2018 (CJ075-05/18 refers).

Further, the EQCRG was re-established and members appointed by Council at its meeting held on 4 November 2019 (JSC04-11/19 refers).

Since its establishment, the EQCRG has met on four occasions to consider and agree the aspirations for the Edgewater Quarry development, identify potential inclusions and exclusions, develop option plans and consolidate those options into a draft preferred concept plan.

DETAILS

As previously advised, the EQCRG, established by Council in December 2017 (CJ209/12/17 refers) has met on four occasions. The outcome of discussions held at the four workshops resulted in the preparation of draft, preliminary options which were amalgamated into one preliminary plan and presented back to the EQCRG at Workshop No. 3.

This preliminary plan was workshopped by the group resulting in the development of a further three potential options. Through an open discussion the following issues were identified and generally agreed:

- Housing type: Density – high quality, townhouse type development.
 Height – to reflect the site but generally three storeys.
 Streetscapes – up-market streetscapes with a balance of space and density.
- Mixed use: Needs to create inviting and warm, safe places for people.
 Not fast food outlets or petrol stations.

Commercial: A mix of commercial land-uses include childcare and matching existing offerings on Joondalup Drive.
Café and tavern.
Educational (ECU) facility.

Environmental: Retention of valuable and sensitive vegetation with pedestrian and cycle access paths.

Advised at the meeting held on 9 March 2020, the City engaged Taylor Burrell Barnett to develop draft concept plans from the three options prepared by the EQCRG and undertake preliminary financial feasibility analyses of the three plans.

The outcome of the above was presented to the Major Projects and Finance Committee at its meeting held on 9 March 2020 (Item 13 refers). The report presented to the Committee indicated that the preliminary financial analyses suggested that each of the three plans were financially viable.

Taylor Burrell Barnett has since prepared a draft concept plan based on discussions and agreement of the EQCRG at Workshop No 4 held on 4 March 2020.

The draft concept plan reflects the following key design outcomes from the EQCRG:

- Optimise commercial development along Joondalup Drive.
- Incorporate space for a rectangular training field.
- Provide medium-density residential housing in the eastern area of the site.
- Provide higher-density residential housing in the central area of the site.
- Provide mixed-use development incorporating higher-density residential housing in the western area of the site.
- Consideration for how the east-west connector street can be designed to dissuade non-local through traffic. The concept plan illustrates the philosophy of designing the central portion of the street as a slow-speed (for example 20kph), shared-surface space whilst maintaining ease of wayfinding for east-west movement (pedestrians and drivers) and providing good passive surveillance over the open space areas from the people in the slow-moving vehicles.

The residential yield of the draft concept plan is estimated as follows:

Medium-density residential:	20 dwellings Average lot size 220sqm, zoned R40
Higher-density residential:	153 dwellings Plot ratio 1.3 (zoned R100), average dwelling size 75sqm
Mixed-use residential:	65 dwellings Plot ratio of 0.7 (zoned R40), average dwelling size 75sqm
Total	238 dwellings

Taking into consideration comments and feedback from the participants in the Workshops Taylor Burrell Barnett will prepare the draft concept plan for presentation to the EQCRG for consideration.

The financial evaluation will also be updated taking into consideration the new land use yields.

Should the EQCRG agree that the draft concept plan accurately reflects the discussions and outcomes from the four workshops, the draft concept plan and financial evaluation will be presented to Council, via the Major Projects and Finance Committee, for consideration and approval to advertise for community comment.

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.*
- *Land Administration Act 1997.*
- *Planning and Development (Local Planning Schemes) Regulations 2015.*
- *Environmental Protection, Biodiversity and Conservation Act 1999 (Cwlth).*

Strategic Community Plan

Key theme Financial Sustainability.

Objective Major project delivery.

Strategic initiative Support new projects that balance identified financial risks against effective management approaches.

Key theme Economic Prosperity, Vibrancy and Growth.

Objective Activity Centre development.

Strategic initiative

- Support the development of fresh and exciting de-centralised areas of activity.
- Facilitate increased housing density in Activity Centres.

Key theme Quality Urban Environment.

Objective Quality built outcomes.

Strategic initiative

- Planning frameworks promote and support adaptive, mixed-use developments with active ground floor uses on appropriately zoned sites.
- Environmentally sensitive building designs are showcased, promoted and encouraged.
- Buildings and landscaping are suitable for the immediately and reflect community values.

Policy *Local Planning Scheme No. 3.*
Other local planning policies as applicable.

Risk management considerations

Not applicable. This report is for noting only. Should the project progress and Risk Register will be prepared, monitored and updated as applicable.

Financial / budget implications

Current financial year impact

Account no.	220-A2201
Budget Item	City Projects Operating – Edgewater Quarry Masterplan.
Budget amount	\$ 70,630
Amount spent to date	\$ 42,659
Balance	\$ 27,971

The 2019-20 MYR Budget provides for the development of a draft concept plan and financial feasibility analysis, costs associated with the EQCRG and preliminary site investigations.

Future financial year impact

The financial feasibility analysis to be prepared by Taylor Burrell Barnett include one-off costs, estimated operating costs and annual income.

The assumptions applied to the analysis require further evaluation, testing and refinement as the project evolves.

All amounts quoted in this report are exclusive of GST.

Regional significance

The community benefit and opportunity associated with the development of the Edgewater Quarry is considered to have regional significance. Should the project progress, an assessment of the community benefit will be undertaken.

Sustainability implications

Not applicable.

Consultation

The EQCRG was established to provide community input into the development of concept plans for the Edgewater Quarry Masterplan.

Should Council determine to progress the project based on the EQCRG identified preferred concept plan, it is anticipated that a full community consultation program will be undertaken in accordance with the City's *Community Consultation Policy*.

COMMENT

The draft concept plan prepared by Taylor Burrell Barnett has been prepared based on the outcomes of the EQCRG workshops. The consultant team took into consideration the development aspirations identified by the EQCRG, the preferred inclusions and exclusions and the site opportunities and constraints.

It is considered that the draft concept plan accurately captures the outcomes as indicated above. Further, the draft concept plan should now be prepared for presentation to the EQCRG in the first instance, followed by presentation to Council, via the Major Projects and Finance Committee.

VOTING REQUIREMENTS

Simple Majority.

MOVED Cr Thompson, SECONDED Cr Jones that the Major Projects and Finance Committee NOTES:

- 1 the Edgewater Quarry Masterplan Project Status Report;**
- 2 that a report, including a recommendation from the Edgewater Quarry Community Reference Group, on the draft concept plan for the Edgewater Quarry site will be presented to a future Council meeting, via the Major Projects and Finance Committee.**

The Motion was Put and

CARRIED (7/0)

In favour of the Motion: Cr Logan, Mayor Jacob, Crs Jones, McLean, Poliwka, Raftis and Thompson.

Disclosure of Proximity Interest

Name/Position	Cr Kerry Hollywood.
Item No./Subject	Item 5 - Burns Beach Café/Restaurant – Project Status.
Nature of interest	Proximity Interest.
Extent of Interest	Cr Hollywood lives in the vicinity of the proposed project.

Cr Hollywood left the electronic meeting at 7.41pm.

ITEM 5 BURNS BEACH CAFÉ / RESTAURANT – PROJECT STATUS

WARD	North
RESPONSIBLE DIRECTOR	Mr Garry Hunt Office of the CEO
FILE NUMBER	108335
ATTACHMENT	Attachment 1 Indicative Project Schedule
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 Burns Beach Café / Restaurant project.

EXECUTIVE SUMMARY

At its meeting held on 9 September 2019 (Item 11 refers), the Major Projects and Finance Committee considered a confidential status report on the progress of the Burns Beach Café / Restaurant project and resolved to note a new location for the proposed facility, for the purposes of proceeding to the design development phase of the project. At its meeting held on 9 March 2020 (Item 5 refers), the Major Projects and Finance Committee considered a further status report on the project including details of the progressing design development phase of the project, as well as an update on the City's request to the Department of Planning, Lands and Heritage (DPLH) to purchase Crown Land for the development. The report also noted that the City was in the process of identifying a landscape architect to review the *Burns Beach Master Plan – Coastal Node Concept Plan*.

The City is continuing to progress the design development phase of the project and is progressing the process of engaging an external landscape architecture consultant to assist with the café / restaurant building and the design of the greater coastal node.

The DPLH rejected the City's business case to purchase a portion of Crown Land for the proposed development, in part due to concerns regarding coastal erosion. The City has investigated alternative land tenure arrangements such as a long-term lease, which is preferred by the DPLH, and will seek further clarity on the most appropriate land tenure arrangement from the DPLH.

It is therefore recommended that the Major Projects and Finance Committee NOTES the Confidential Burns Beach Café / Restaurant project status report.

BACKGROUND

The City owns and manages several strategically located land parcels that in terms of accommodating cafés, kiosks and restaurants have the potential to increase the enjoyment of popular recreational locations and provide the City with a level of commercial gain.

At its meeting held on 22 June 2010 (CJ103-06/10 refers), Council endorsed the philosophy and parameters for the cafés / kiosks / restaurants project to articulate, for historical purposes, its intent to progress the project and to address the project objectives. The *Cafés / Kiosks / Restaurants Project Vision* recognises the provision of facilities which will:

- advance the City's ability to attract visitors / tourists for entertainment and socialising
- provide more employment, increase business opportunities, a greater awareness of the City's natural assets and a greater social and economic contribution by tourists
- provide equitable community based facilities that acknowledges and provides for the lifestyle and alfresco culture of Western Australia.

The fiscal responsibility and commerciality development parameters of the project aims to provide:

- assurance of commercial viability
- due diligence and financial / cost benefit analysis
- future financial and social benefit for City residents and visitors
- high quality, appropriate commercial operations
- consideration of co-location opportunities
- creation of an asset/s that maintains its capital value throughout its economic life cycle.

A preliminary site assessment and analysis of City owned or managed land was undertaken to identify suitable sites. At its meeting held on 27 May 2013 (CJ069-05/13 refers), Council noted the project status and progression options report detailing investigations into the suitability of various sites for the development of café, kiosks and restaurants. At its meeting Council resolved to authorise the Chief Executive Officer to initiate an Expression of Interest (EOI) process for the development of a café / restaurant facility at Burns Beach. A two stage EOI process was developed by the City and advertised on 18 December 2013, however at its meeting held on 6 October 2014 (Item 3 refers), the former Strategic Financial Management Committee (SFMC), after considering a report on the responses to the EOI, resolved to defer the EOI process pending adoption of the *Burns Beach Masterplan* by Council.

At its meeting held on 18 October 2016 (CJ158-10/16 refers), Council resolved in part to adopt the *Burns Beach Masterplan*. The *Burns Beach Masterplan* contains a design for the coastal node precinct of Burns Beach which includes a location for a café / restaurant development.

A report was presented to the former Finance Committee at its meeting held on 7 August 2017 (Item 11 refers), outlining various options for the City to deliver a café / restaurant development at Burns Beach. After due consideration it was decided in part that the former Finance Committee NOTES:

“2 the Chief Executive Officer will further investigate options for the City to build a café / restaurant facility at Burns Beach, with a view of leasing the facility to a commercial operator and to present options and opportunities to Council for consideration”.

At its meeting held on 12 March 2018 (Item 8 refers), the Major Projects and Finance Committee considered a status report on options for the implementation of the Burns Beach Café / Restaurant project and noted:

“1 the report on the status of the Burns Beach café / restaurant project;

2 the Chief Executive Officer will invite submissions from suitably qualified consultants for the provision of architectural and associated services for the design of a new food and beverage development as outlined in this Report;

3 the Chief Executive Officer will negotiate with the Department of Planning, Lands and Heritage to secure an in-principle agreement on the optimum land tenure arrangement to facilitate the development;

4 the Chief Executive Officer will initiate the process to demolish the Jack Kikeros Hall;

5 a further report will be provided to the Major Projects and Finance Committee with details on the progress of the project.”

At meetings held on 7 May 2018 (Item 2 refers), 16 July 2018 (Item 5 refers) and 12 November 2018 (Item 1 refers), the Major Projects and Finance Committee noted status reports on the Burns Beach Café / Restaurant project.

At its meeting held on 11 March 2019 (Item 8 refers), the Major Projects and Finance Committee considered a confidential status report on the Burns Beach Café / Restaurant project. The report provided an update on the progress of the concept design development, including facility location details, and outlined the City’s intent to commence preparation on an EOI process to identify commercial operators to lease the proposed café / restaurant facility. Upon consideration of the report the Major Projects and Finance Committee resolved:

“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”.

At its meeting held on 6 May 2019 (Item 11 refers), the Major Projects and Finance Committee considered a confidential status report and resolved as follows:

“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;

- 3 *that the proposed indicative location for the Burns Beach Café / Restaurant, as shown in Attachment 1 to this report, is the location for the facility for the purposes of progressing the design development for the Burns Beach Café / Restaurant and the Burns Beach Master Plan – Coastal Node Concept Plan.”*

At its meeting held on 9 September 2019 (Item 11 refers), the Major Projects and Finance Committee considered a confidential status report on the progress of the Burns Beach Café / Restaurant project and resolved to note a new location for the proposed facility, for the purposes of proceeding to the design development phase of the project.

At its meeting held on 9 March 2020 (Item 5 refers), the Major Projects and Finance Committee considered a further status report on the project including details of the progressing design development phase of the project, as well as an update on the City’s request to the Department of Planning, Lands and Heritage (DPLH) to purchase Crown Land for the development. The report also noted that the City was in the process of identifying a landscape architect to review the *Burns Beach Master Plan – Coastal Node Concept Plan*.

DETAILS

The project architect, Bollig Design Group has continued the design development process for the café / restaurant including concept design work on the car park and access roads to the facility and undertaking a traffic and parking impact study for the café / restaurant. Further progress on the design development phase will occur once the City has reviewed the greater coastal node with the assistance of a landscape architect.

The business case for the City to purchase a portion of Crown Reserve 42219 at Burns Beach for the proposed facility was rejected by the DPLH, in part due to liability arising from coastal erosion. The City has been advised that a leasehold tenure is the preferred option. The DPLH’s general position for a lease arrangement in this scenario is for an initial term of 21 years, with an option for a further term of 21 years, being subject to any coastal erosion risks being reassessed and managed through a new coastal hazard and risk management adaptation plan, toward the end of the initial term.

Further clarification was recently sought from the DPLH on its stance on the proposed land purchase and it was confirmed that the lease option was preferred. A financial analysis was undertaken of the various land tenure arrangements, being freehold purchase, ground rent paid annually, and ground rent paid up-front. There isn’t a significant difference in cash flows between the three options over a 42-year period see figure below:

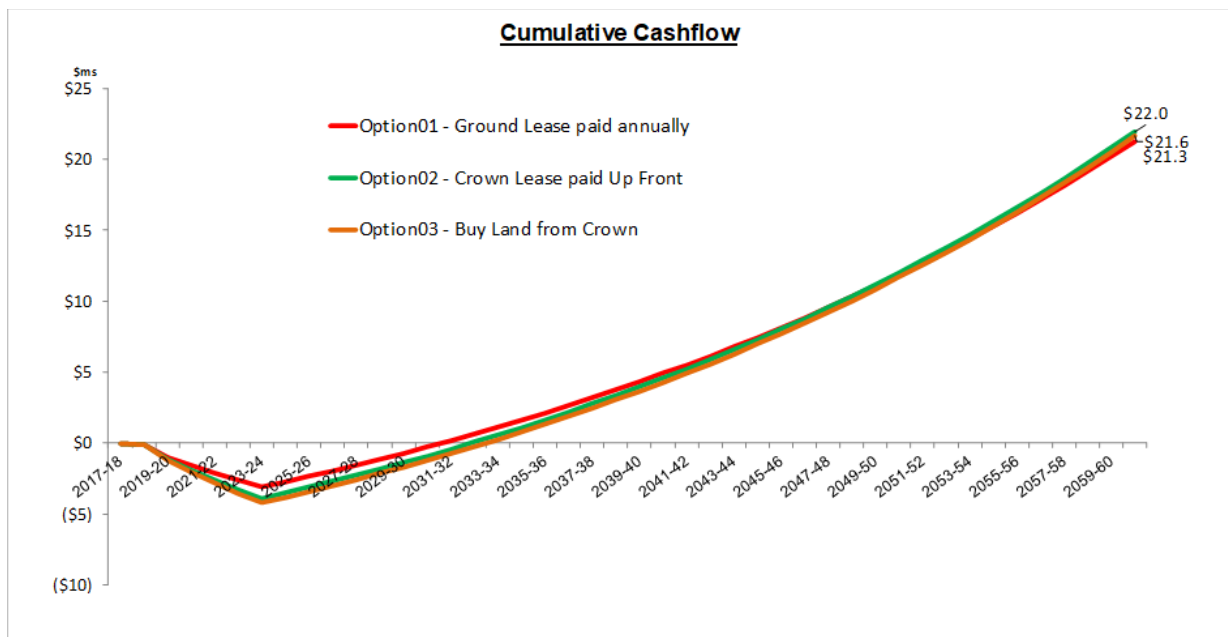


Figure 1 – Cumulative cashflows of various land tenure arrangements.

The option to purchase the land was previously deemed favorable for several reasons, being:

- future land development opportunities
- lease income without future payments to the Crown
- the property would become a registered City asset
- the City could potentially dispose of the land and improvements
- reduced administrative cost compared to dealing with a Crown Lease
- the City could potentially redevelop at any point in time.

However given the DPLH's concerns about liability arising from coastal erosion it may be worth the City reconsidering its preferred land tenure option, in favor of a lease option.

A benefit of a lease arrangement is that the City may be able to negotiate a 'rent free' period to reflect the costs of servicing the lease area and other improvements to the coastal node, which may not be possible in the freehold purchase option. Furthermore, an annual ground rent scenario would mean considerably less up-front cost to the City than a freehold purchase scenario where the City would need to spend an estimated \$1,000,000 to purchase the land. The purchase option would also result in capital being 'tied-up' in the property, albeit the City may have the ability to undertake dealings with the land at any time.

It is proposed that the City will continue to liaise with the DPLH to investigate the potential terms surrounding a Crown Land lease arrangement and what implications and concessions may be involved.

It is intended that once land tenure matters have been resolved the City will undertake community consultation on the proposed café/restaurant and other improvements to the coastal node and then proceed with the approvals processes. An EOI process to identify potential commercial operators of the proposed café/restaurant building will commence at an appropriate stage of the project. Updates on these matters and the design process will be provided to the Major Projects and Finance Committee at future meetings. Indicative timeframes for the project are in Attachment 1 to this Report.

Issues and options considered

Not applicable.

Legislation / Strategic Community Plan / policy implications

Legislation Besides the legislation that covers the eventual planning and building requirements, with regard to the land related matters the *Land Administration Act 1997* and the DPLH relevant policies deal with the administration of Crown land. *The Local Government Act 1995* and the *Local Government (Functions and General) Regulations 1996* deal with local governments' dealings with property, which includes purchase and leasing.

Strategic Community Plan

Key theme Economic Prosperity, Vibrancy and Growth.

Objective Destination City.

Strategic initiative Facilitate the establishment of major tourism infrastructure.

Policy Not applicable.

Risk management considerations

The DPLH's *State Coastal Planning Policy No. 2.6* applies to development along the City's coastline, particularly with regard to potential long-term risks from severe storm erosion and sea level rise. In accordance with this legislation the City has undertaken the required *Coastal Hazard Risk Management and Adaptation Plan (CHRMAP)* for the site of the old Jack Kikeros Hall, which was the previous site for the proposed development. The CHRMAP will be updated to reflect the new location further south.

The DPLH's *State Planning Policy No. 3.7: Planning in Bushfire Prone Areas* also applies to this site. In accordance with the legislation the City has undertaken a *Bushfire Attack Level (BAL)* assessment for the site of the old Jack Kikeros Hall, which was the previous site for the proposed development. A new assessment and a *Bushfire Management Plan* is being undertaken for the new location.

The proposed café/restaurant and elements of the *Burns Beach Master Plan – Coastal Node Concept Plan* will require the clearing of some native vegetation therefore a clearing permit will be required under the *Environmental Protection Act 1986 (EP Act)*. A targeted flora and vegetation survey has been undertaken for the proposed café / restaurant site which showed that the impact of the proposed clearing on conservation significant species and communities will be very low. The City will liaise with the Department of Water and Environmental Regulation (DWER) as part of the proposed review of the coastal node concept plan, to reduce the risk of impact on any matters of environmental significance.

Other potential risks to the successful progression of the project include:

- inability to obtain support and approvals from the statutory approval authorities
- negative community reaction to the project

- lack of suitable respondents to the City's EOI to identify commercial business operators
- failure of negotiations on lease agreements with commercial operators
- a proponent, or the City, may opt not to proceed with the development.

Financial / budget implications

Current financial year impact

Account no.	1-220-C1060
Budget Item	Cafés/Kiosks/Restaurants (Burns Beach).
Budget amount	\$1,264,102 (includes \$1 million for the Crown Land purchase)
Amount spent to date	\$78,191
Proposed cost	\$0
Balance	\$1,185,911

Figures above are current at April 2020.

All figures in this report are exclusive of GST.

Future financial year impact

Annual operating cost	In the event the City is successful in leasing the Crown Land required for the facility and the City constructs its own building, it will be responsible for paying Crown Land rent and the cost of structural maintenance, depreciation and insurance of the building. All other annual operating costs including rates and consumption of services would be borne by the commercial operator.
Estimated annual income	The City will receive the market rent negotiated with an operator. Rates will also be payable by the operator.
Capital replacement	A capital replacement component has been included in financial evaluations for the project and will be further developed through the design process.
20 Year Strategic Financial Plan impact	The capital costs / funding for the City to build the facility is currently factored into the City's <i>Capital Works Program 2019-20 to 2023-24</i> and the cost of purchasing the land is included in the City's budget for 2019-20.
Impact year	2021-22.

All amounts quoted in this report are exclusive of GST.

Regional significance

The provision of cafés / kiosks / restaurants on City owned or managed land will provide significant resident / visitor / tourist benefit by enhancing the City's existing natural assets and amenities.

Sustainability implications

The project philosophy and parameters (CJ103-06/10 refers) outlines the intent of Council in progressing the project and addresses the following sustainability implications:

- Project Vision.
- Land Use and Built Form.
- Environmental Strategy.
- Liaison Protocol.
- Fiscal Responsibility and Commerciality.
- Governance.

Consultation

The City may be required to publicly advertise the proposed development in accordance with the *Local Government Act 1995*, pending final decisions on land tenure and progressing the project. During the project the City has liaised with key stakeholders including the Burns Beach Residents Association and the owners of the existing Burns Beach Café. Future consultation regarding the proposal will take place in accordance with the City's *Community Consultation Policy*.

COMMENT

It is envisaged that the café / restaurant project will provide an additional income stream for the City and will assist in addressing the City's current over-reliance on rates income by providing an additional / alternative long-term income stream, as per the City's Financial Diversity objectives contained within *Joondalup 2022 – Strategic Community Plan 2012-2022*.

VOTING REQUIREMENTS

Simple Majority.

The Senior Projects Officer left the electronic meeting at 7.42pm.

Cr Poliwka left the electronic meeting at 7.47pm and returned at 7.48pm.

MOVED Cr McLean, SECONDED Mayor Jacob that the Major Projects and Finance Committee NOTES the Burns Beach Café / Restaurant project status report.

The Motion was Put and

CARRIED (7/0)

In favour of the Motion: Cr Logan, Mayor Jacob, Crs Jones, McLean, Poliwka, Raftis and Thompson.

Cr Hollywood returned to the electronic meeting at 7.49pm.

Appendix 3 refers

To access this attachment on electronic document, click here: [Attach3agnMPF200504.pdf](#)

ITEM 6 HEATHRIDGE PARK MASTERPLAN - NEEDS ANALYSIS AND FEASIBILITY STUDY STATUS REPORT

WARD	North Central
RESPONSIBLE DIRECTOR	Mr Garry Hunt Office of the CEO
FILE NUMBER	04361, 101515
ATTACHMENTS	Attachment 1 Heathridge Park Masterplan – Project Philosophies and Parameters Attachment 2 Masterplan Process Attachment 3 Indicative Project Schedule
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 status of the draft *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.

A draft report has been received by the City and confirms that the existing facilities are aging and not meeting the needs of users. The report shows that the City and the community would benefit from an investment into more modern facilities and provides recommendations on the redevelopment of Heathridge Park including the construction of a multipurpose community and sporting facility to replace the three existing buildings.

The consultant’s draft needs analysis and feasibility study continues to be reviewed by the City and it is intended the key findings will be presented to the July 2020 meeting of the Major Projects and Finance Committee.

It should be noted that several local sporting groups and Heathridge residents have been in contact with both State and Federal government representatives in support of the redevelopment of Heathridge Park.

It is therefore recommended that the Major Projects and Finance Committee NOTES the Heathridge Park Master Plan Needs Analysis and Feasibility Study status 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 Master Plan for Heathridge Park 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*.

In 2015 a project team was formed and internal consultation commenced however the project was placed on hold through to 2017 due to other project priorities including the Warwick Hockey Centre Project and the Penistone Park Redevelopment Project. In 2017 funding was allocated for a needs analysis and feasibility study for Heathridge Park. In 2018 the City held meetings with key stakeholders and user groups and progressed a process to identify a consultant to assist the City with undertaking the project.

In April 2019 the City engaged consultant Dave Lanfear Consulting to undertake a needs analysis and feasibility study on Heathridge Park. A progress report on the needs analysis and feasibility study process was noted by the Major Projects and Finance Committee at its meeting held on 9 September 2019 (Item 3 refers).

At its meeting held on 9 March 2020 (Item 7 refers), the Major Projects and Finance Committee considered a further status report on the needs analysis and feasibility study.

DETAILS

The draft needs analysis and feasibility study is currently being reviewed by the City. The City has commenced a topographic site survey to assist with concept design refinement and it is intended the key findings of the study, including a suggested concept plan will be presented to the Major Projects and Finance Committee for consideration and feedback at the Committee meeting to be held on 13 July 2020.

It is proposed that the project would then continue to follow the City's Masterplan Process (Attachment 2 refers). The next steps would include consideration and endorsement of the draft Needs Analysis and Feasibility Study by Council. The study would then form the basis for a comprehensive community consultation process to provide the community and stakeholders the opportunity to have input into the development of a concept design.

The proposed concept design resulting from the community consultation process will then be presented to Council for consideration. Once Council has endorsed a concept design the City will prepare a funding strategy and applications for external funding as decided by Council. It should be noted that several local sporting groups and Heathridge residents have been in contact with both State and Federal government representatives in support of the redevelopment of Heathridge Park.

Further details of the intended next steps and timelines are outlined in the indicative project schedule in Attachment 3 to this Report.

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.	A2201 Operating Code 2012.
Budget Item	Heathridge Park Masterplan.
Budget amount	\$ 34,160 (CEO Consultancy)
	\$ 15,000 (City Projects Operating)
Amount spent to date	\$ 21,350
Proposed cost	\$ 0
Balance	\$ 27,810

Future financial year impact

Annual operating cost The three existing buildings at Heathridge Park have a combined asset value as at July 2019 of \$5.8 million. The park itself and park infrastructure has a value of \$1.8 million so the overall asset value is \$7.6 million. Any rationalisation of assets at Heathridge Park will result in a write-off cost that will adversely affect the City's operating results.

All amounts quoted in this report are exclusive of GST.

Regional significance

Not applicable.

Sustainability implications

The consideration of sustainability implications has taken place during the needs analysis and feasibility study and will continue as the project progresses.

Any redevelopment at Heathridge Park will consider and minimise impacts to 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 includes 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. 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

Dave Lanfear Consulting engaged with Heathridge Park user groups as part of the Needs Analysis and Feasibility Study process. Further community consultation will be undertaken at a later stage in line with the City's *Community Consultation Policy*.

COMMENT

The draft Needs Analysis and Feasibility Study is currently being reviewed by the City and it is intended the key findings will be presented to the Major Projects and Finance Committee for consideration and feedback at its meeting to be held on 13 July 2020.

VOTING REQUIREMENTS

Simple Majority.

MOVED Cr Jones, SECONDED Mayor Jacob that the Major Projects and Finance Committee NOTES the Heathridge Park Master Plan Needs Analysis and Feasibility Study Report.

The Motion was Put and

CARRIED (7/0)

In favour of the Motion: Cr Logan, Mayor Jacob, Crs Jones, McLean, Poliwka, Raftis and Thompson.

Appendix 4 refers

To access this attachment on electronic document, click here: [Attach4agnMPF200504.pdf](#)

ITEM 7 STATUS REPORT ON CITY FREEHOLD PROPERTIES PROPOSED FOR DISPOSAL AND POTENTIAL CROWN LAND ACQUISITIONS

WARD	All
RESPONSIBLE DIRECTOR	Mr Garry Hunt Office of the CEO
FILE NUMBER	63627, 104930, 55022, 07092, 02056, 79554, 57527, 101515
ATTACHMENTS	Attachment 1 Lot 803 (15) Burlos Court, Joondalup Attachment 2 Lot 12223 (12) Blackwattle Parade, Padbury Attachment 3 Lot 2277 (15) Selkirk Drive, Kinross Attachment 4 Lot 14564 (5) Ascot Way, Currabine Attachment 5 Lot 15074 (46) Warwick Road, Duncraig Attachment 6 City's Works Operation Centre Location Plan Attachment 7 Estimated Rates Revenue Information
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 (the Committee) to consider the progress towards disposal of two City-owned freehold properties, the proposed investigations into the City's acquisition of three Crown land sites and alternative tenure arrangements for the City's Works Operation Centre.

EXECUTIVE SUMMARY

The City's freehold land rationalisation project commenced with 14 City-owned freehold land sites considered surplus to requirements being prepared for disposal. Two sites were withdrawn from the project and to-date 11 sites have been sold with Lot 803 (15) Burlos Court, Joondalup remaining (Attachment 1 refers). Table 1 below provides details.

At its meeting held on 17 March 2020 (CJ040-03/20 refers), Council supported in-principle a private treaty offer to purchase Lot 803 (15) Burlos Court, Joondalup (Lot 803) subject to the outcome of the required public notice being served. A separate report regarding this matter is to be submitted to the Council meeting to be held on 19 May 2020.

Lot 12223 (12) Blackwattle Parade, Padbury (Lot 12223) which is a former Crown land acquisition is progressing towards disposal with a 'Request for Proposal' process being considered. Consultants experienced with this method of disposal are assisting the City (Attachment 2 refers).

Table 2 below provides additional information on the status of the City's proposed land disposals.

At its meeting held on 9 March 2020 (Item 2 refers), the Committee considered a report on three proposed Crown land acquisitions, Lot 2277 (15) Selkirk Drive, Kinross (Attachment 3 refers), Lot 14564 (5) Ascot Way, Currambine (Attachment 4 refers), and an area yet to be defined on the northern boundary of Lot 15074 (46) Warwick Road, Duncraig (Attachment 5 refers). The Committee supported investigations into concessional acquisition of these sites with the Department of Planning Lands and Heritage (DPLH).

At its meeting held on 9 March 2020 (Item 16 refers), the Committee also supported investigations regarding the leased area within Reserve 28971, Lot 8278, (922L) Ocean Reef Road, Craigie that accommodates the City's Works Operation Centre (Attachment 6 refers). Updates regarding the above four Crown land sites have been included in Table 3 in this report headed 'Potential Crown Land Acquisitions – Current Status.'

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

- 1 the status report on the progress towards disposal of Lot 12223 (12) Blackwattle Parade, Padbury;*
- 2 the disposal of Lot 803 (15) Burlos Court, Joondalup is a separate report to Council on the outcome of the public notice period related to a private treaty offer from Bermen Property 5 Pty Ltd;*
- 3 the continued investigations into the City's concessional acquisition from the Department of Planning Lands and Heritage of Lot 2277 (15) Selkirk Drive, Kinross, Lot 14564 (5) Ascot Way, Currambine and an area yet to be defined on the northern boundary of Lot 15074 (46) Warwick Road, Duncraig;*
- 4 that investigations have commenced into seeking alternative tenure arrangements for the land the City leases from the Water Corporation within Reserve 28971, Lot 8278, (922L) Ocean Reef Road, Craigie;*
- 5 a further status report on the progress of the City's freehold land disposal project and proposed Crown land acquisitions will be submitted to the Major Projects and Finance Committee meeting to be held on Monday 13 July 2020.*

BACKGROUND

In 2010, investigations into the potential disposal of 14 City-owned freehold land sites that were considered surplus to requirements commenced. Council decided that the future use of these identified sites should be for unit developments for people over age 55, allowing residents the opportunity to 'age in place.' A restricted zoning reinforced this land use, in addition to conditions in the related contracts of sale that also prevented the future rezoning of the sites.

The project initially included 14 sites with Lot 181 (4) Rowan Place, Mullaloo (CJ096-05/12 refers) and Lot 971 (52) Creaney Drive, Kingsley (CJ103-06/14 refers) being withdrawn from the project. Based on valuation evidence at the time (2013), the two withdrawn sites combined value was in the vicinity of \$4.5 million.

Lot 12223 became available for disposal after being acquired in freehold from the State Government in June 2019.

Table 1 below provides the month sold and sale price for each property and Attachment 7 details the City's estimated rates revenue.

Table 1

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

Concerning the remaining two sites to be sold, the disposal of Lot 803 is the subject of a separate report to Council at its meeting to be held on 19 May 2020. Subsequent to the City acquiring Lot 12223, at its meeting held on 19 March 2019 (CJ031-03/19 refers) Council resolved the following, 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 Committee noted that sale and development opportunities via a public tender process were to be examined concerning Lot 12223, as this method is also an option under section 3.58 of the *Local Government Act 1995* (the Act).

In the interim, the Committee has received updates on the progress towards disposal of Lot 12223 and examination of the potential purchasers also providing intended development proposals.

At its meeting held on 9 March 2020 (Item 2 refers), concerning the three proposed Crown land acquisitions, the Committee resolved the following, in part that it:

- “3 *SUPPORTS investigations with the Department of Planning Lands and Heritage into the City’s concessional acquisition of Lot 2277 (15) Selkirk Drive, Kinross, Lot 14564 (5) Ascot Way, Currambine and an area yet to be defined on the northern boundary of Lot 15074 (46) Warwick Road, Duncraig”.*

Additionally at the same meeting of 9 March 2020 (Item 2 refers), concerning a confidential report to the Committee on the current arrangements for the leased area of land from the Water Corporation that accommodates the City’s Works Operation Centre, the Committee resolved that it:

- “1 *SUPPORTS the commencement of investigations with the Department of Planning Lands and Heritage on alternative land tenure options to the City’s current lease agreement with the Water Corporation for the Works Operation Centre site;*

- 2 *NOTES that a further status report on the progress of investigations with the Department of Planning Lands and Heritage will be submitted to the Major Projects and Finance Committee meeting to be held on 4 May 2020.”.*

DETAILS

Table 2

Property Details	Land Disposals – Current Status
<p>Attachment 1 refers</p> <p>Lot 803 (15) Burlos Court, Joondalup</p> <p>Land Area: 4,410m²</p> <p>Zoned: Residential Restricted Use – ‘Aged or Dependent Persons’ Dwellings’/R60</p>	<p>Council provided its in-principle support for an offer received from Bermen Property 5 Pty Ltd at its meeting held on 17 March 2020 (CJ040-03/20 refers) subject to considering submissions received during a public notice period of not less than two weeks.</p> <p>The fifteen-day public notice period closed on Thursday 9 April 2020 and a separate report on the matter is being submitted to Council at its meeting to be held on 19 May 2020.</p>
<p>Attachment 2 refers</p> <p>Lot 12223 (12) Blackwattle Parade, Padbury</p> <p>Land Area: 3,332m²</p>	<p>It was reported to the Committee at its meeting held on 9 March 2020 (Item 2 refers) that the City had appointed a consultant to assist with the sale of Lot 12223 where consideration is being given to the proposed purchasers also include development proposals.</p> <p>Legal advice will also be taken regarding the resultant process and related documents.</p>

Table 3

Property Address	Proposed Crown Land Acquisitions – Current Status
<p>Attachment 3 refers</p> <p>Reserve Lot 2277 (15) Selkirk Drive, Kinross</p>	<p>It was reported to the Committee at its meeting held on 9 March 2020 on the potential benefits should the City acquire at a concessional rate of 5% of the unimproved current market value Lot 2277 (15) Selkirk Drive, Kinross (Lot 2277). Lot 2277 is a vacant 5000m² Crown land community purpose site for which the City has management. The Management Order states the purpose of the site is for “Community Purposes” only.</p> <p>The Committee supported investigations with the DPLH to acquire the site.</p> <p>A comprehensive process will now commence with the results to support the details of a business case to the DPLH. Any conditions as the resultant response from the DPLH would need to be met or mitigated and if the City was able to do this, the DPLH may provide its in principle support to the concessional acquisition subject to community consultation.</p>

Property Address	Proposed Crown Land Acquisitions – Current Status
	<p>As part of a successful acquisition application, the DPLH would require any future land sale proceeds to be expended on local capital community purpose projects and/or the provision of community projects or services for the local area.</p>
<p>Attachment 4 refers</p> <p>Reserve 46865, Lot 14564 (5) Ascot Way, Currambine</p>	<p>Lot 14564 (5) Ascot Way, Currambine (Lot 14564) is a vacant 5106m² community purpose reserve that the City also manages for “Community Purposes” only.</p> <p>The same process as detailed above will apply to the potential acquisition of Lot 14564 which the Committee also supported at its meeting held on 9 March 2020.</p> <p>The internal referral process has commenced.</p>
<p>Attachment 5 refers</p> <p>Percy Doyle Reserve, Lot 15074 (46) Warwick Road, Duncraig</p>	<p>As interest by two major commercial operators to acquire an area of land on the northern boundary of Lot 15074 (Attachment 5 refers) has been indicated, the Committee at its meeting held on 9 March 2020, also supported acquisition investigations with the DPLH.</p> <p>Investigations have previously taken place into the potential of a commercial use on the northern area of Percy Doyle Reserve as part of the <i>Percy Doyle Reserve Master Plan Project</i> which concluded in 2015 when an alternative approach was supported by Council (CJ061-01/15 refers).</p> <p>Prior to the submission of a business case to the DPLH concerning the concessional acquisition of part of Lot 15074, potential issues already identified will require further investigation. For example, traffic impacts, car parking and utility services distribution.</p>
<p>Attachment 6</p> <p>Reserve 28971, Lot 8278, (922L) Ocean Reef Road, Craigie</p> <p>Works Operation Centre Leased Area: 2.72 hectares</p>	<p>The outcome of a confidential report to the Committee at its meeting held on 9 March 2020 (Item 2 refers), was support for investigations with the DPLH on alternative land tenure options to the City’s current lease agreement with the Water Corporation for the Works Operation Centre site within Reserve 28971, Lot 8278, (922L) Ocean Reef Road, Craigie.</p> <p>Reserve 28971, Lot 8278, (922L) Ocean Reef Road, Craigie is a Crown land site under management by the Water Corporation.</p> <p>It was recognised in the report that negotiations will include the Water Corporation, as ultimately it will need to agree to relinquish control over the subject lot; however, investigations should commence with the DPLH as it is wholly responsible for Crown reserves.</p>

Property Address	Proposed Crown Land Acquisitions – Current Status
	Recent contact with the DPLH resulted in guidance on the proposed actions to be carried out, including the City's intended discussions with the Water Corporation.

Issues and options considered

See Tables 2 and 3 above.

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.

Strategic initiative 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 land disposal process.

There is always the potential that the reserve price or latest market valuation on a City property will not be realised. Valuations are obtained from a licensed valuer. Sale of freehold land below current market valuations should not take place without the approval of Council.

Recommendations for acquisition and disposal of land 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 as part of the land disposal project are to be transferred to the Joondalup Performing Arts and Cultural Facility Reserve Fund. The Reserve Fund held an amount at June 2019 of \$16,617,407.

Proceeds achieved from the future sale of Lot 12223 are required to be spent on capital / community projects in line with the definition of “Community Purposes” under *Local Planning Scheme No. 3* (LPS3). This condition will apply to the sale of former community purpose and recreation land acquired by the City from State Government using the “5% acquisition model.”

The associated main expenditure costs related to freehold land disposals are real estate commissions, legal and settlement fees, advertising costs, valuation costs, land surveying and costs related to subdivision / amalgamations.

Regional significance

Regional significance would apply to Percy Doyle Reserve as its size of 22.83 hectares classifies it as a regional park. It not only serves the local area but the surrounding suburbs in the northern corridor.

Sustainability implications

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

Concessional Crown land acquisitions can potentially create additional and improved local amenity by the creation of community-supported land uses that may have not otherwise been an option. Possible benefits are the activation of vacant land, achieving significant sale proceeds to be focussed on local community capital improvements, services or projects and post-development of the land, generating a rates revenue stream.

Concerning the freehold land disposal project to date, Council has supported the restricted use of ‘Aged or Dependent Persons’ Dwellings’ to provide alternative housing choices for the City’s ageing population. Potentially, due to the diverse demographics of City residents facilitating the development of units for other cohorts of the community could 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*.

A 42-day statutory advertising period associated with amendments to LPS3 also provides an opportunity for the community to make a submission on the future land use of the subject site.

A public notice period regarding the private treaty offer received from Bermen Property 5 Pty Ltd commenced on Thursday 26 March 2020 until close of business on 9 April 2020.

COMMENT

Lot 803 (15) Burlos Court, Joondalup is the subject of a separate report to Council on the outcome of the public notice period related to a private treaty offer.

The City is continuing to work with consultants on the sale of Lot 12223 (12) Blackwattle Parade, Padbury whereby the disposal method includes the purchaser's development of the site accompanied by an offer to purchase.

Crown land concessional acquisition investigations with the DPLH commence with internal referral processes which have been initiated. The business case submitted to the DPLH needs to clearly demonstrate what the expected community benefits would be.

The City has commenced its investigations into the current lease details it has with the Water Corporation with a view to seeking alternative arrangements.

VOTING REQUIREMENTS

Simple Majority.

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

- 1 the status report on the progress towards disposal of Lot 12223 (12) Blackwattle Parade, Padbury;**
- 2 the disposal of Lot 803 (15) Burlos Court, Joondalup is a separate report to Council on the outcome of the public notice period related to a private treaty offer from Bermen Property 5 Pty Ltd;**
- 3 the continued investigations into the City's concessional acquisition from the Department of Planning Lands and Heritage of Lot 2277 (15) Selkirk Drive, Kinross, Lot 14564 (5) Ascot Way, Currambine and an area yet to be defined on the northern boundary of Lot 15074 (46) Warwick Road, Duncraig;**
- 4 that investigations have commenced into seeking alternative tenure arrangements for the land the City leases from the Water Corporation within Reserve 28971, Lot 8278, (922L) Ocean Reef Road, Craigie;**
- 5 a further status report on the progress of the City's freehold land disposal project and proposed Crown land acquisitions will be submitted to the Major Projects and Finance Committee meeting to be held on Monday 13 July 2020.**

The Motion was Put and

CARRIED (7/0)

In favour of the Motion: Cr Logan, Mayor Jacob, Crs Jones, McLean, Poliwka, Raftis and Thompson.

Appendix 5 refers

To access this attachment on electronic document, click here: [Attach5agnMPF200504.pdf](#)

ITEM 8 UPDATE ON THE 2019-20 CAPITAL WORKS PROGRAM

WARD	All
RESPONSIBLE DIRECTOR	Mr Nico Claassen Infrastructure Services
FILE NUMBER	107023, 101515
ATTACHMENT	Attachment 1 Capital Works Project Report 2019-20 Attachment 2 Moolanda Park Landscape Master Plan Attachment 3 Whitfords Nodes Park Health & Wellbeing Hub Attachment 4 Burns Beach to Mindarie Dual Use Path Attachment 5 Joondalup City Centre Lighting Attachment 6 Ellersdale Park Floodlighting Upgrade Attachment 7 Falkland Park Extension Attachment 8 Works Operations Centre (WOC) Extension Attachment 9 Craigie Leisure Centre Upgrades Stage 1 Attachment 10 Chichester Park Clubrooms Redevelopment Attachment 11 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 March 2020 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 2-11 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 March 2020 forming Attachment 1 to this Report;*
- 2 *the bi-monthly capital works project reports forming Attachments 2 to 11 to this Report.*

BACKGROUND

At its meeting held on 4 November 2019 (JSC03-11/19 refers), Council resolved, in part as follows:

“That Council:

“1 BY AN ABSOLUTE MAJORITY ESTABLISHES a Major Projects and Finance Committee, with the role being to:

- 1.1 oversee the progress of the City’s annual capital works program and review of the City’s Five Year Capital Works Program;*
- 1.2 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 Master Plan
PEP2707	Whitfords Nodes Park Health & 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

The following projects which required a bi-monthly project report was completed and the final report was presented to the Major Projects and Finance Committee held on 9 March 2020:

- Leafy City Program.
- Percy Doyle Sorrento Bowling Clubrooms Refurbishment.

DETAILS

The Capital Works Project Report for the 2019-20 program as at 31 March 2020 is provided as Attachment 1 to this Report.

A summary of the projects and their current status is detailed in the bi-monthly project reports forming Attachments 2-11 of 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.

Mayor Jacob left the electronic meeting at 8.12pm and returned at 8.16pm.

Cr May left the electronic meeting at 8.17pm.

MOVED Cr Thompson, **SECONDED** Cr McLean that the Major Projects and Finance Committee **NOTES:**

- 1** the report on the Capital Works Projects for 2019-20 as at 31 March 2020 forming Attachment 1 to this Report;
- 2** the bi-monthly capital works project reports forming Attachments 2 to 11 to this Report.

The Motion was Put and

CARRIED (7/0)

In favour of the Motion: Cr Logan, Mayor Jacob, Crs Jones, McLean, Poliwka, Raftis and Thompson.

Appendix 6 refers

To access this attachment on electronic document, click here: [Attach6agnMPF200504.pdf](#)

**ITEM 9 CONFIDENTIAL – PINNAROO POINT CAFÉ –
PROJECT STATUS**

WARD	South-West
RESPONSIBLE DIRECTOR	Mr Garry Hunt Office of the CEO
FILE NUMBER	108334, 101515
ATTACHMENTS	Attachment 1 Project History Attachment 2 Indicative Project Schedule <i>(Please Note: The Report and Attachments are confidential and will appear in the official Minute Book only).</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').

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 Jones, SECONDED Mayor Jacob that the Major Projects and Finance Committee NOTES the Confidential Pinnaroo Point Café Project Status Report.

The Motion was Put and

CARRIED (7/0)

In favour of the Motion: Cr Logan, Mayor Jacob, Crs Jones, McLean, Poliwka, Raftis and Thompson.

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 8.19pm; the following Committee Members being present at the electronic meeting at that time:

Cr John Logan
Mayor Hon. Albert Jacob, JP
Cr John Raftis
Cr Russell Poliwka
Cr Tom McLean, JP
Cr Nige Jones
Cr Suzanne Thompson