

# minutes

## Major Projects and Finance Committee

MEETING HELD ON **MONDAY 7 SEPTEMBER 2020**

## TABLE OF CONTENTS

Item No.	Title	Page No.
	<b>Declaration of Opening</b>	<b>3</b>
	<b>Declarations of Interest</b>	<b>4</b>
	<b>Apologies / Leave of absence</b>	<b>4</b>
	<b>Confirmation of Minutes</b>	<b>4</b>
	<b>Announcements by the Presiding Member without discussion</b>	<b>4</b>
	<b>Identification of matters for which the meeting may be closed to the public</b>	<b>4</b>
	<b>Petitions and deputations</b>	<b>4</b>
	<b>Consideration to Change the Order of Business</b>	<b>5</b>
	<b>Reports</b>	<b>6</b>
1	2020-21 Capital Works Program Update	6
2	Status Report on City Freehold Properties Proposed for Disposal and Potential Crown Land Acquisitions	10
3	Burns Beach Café / Restaurant - Project Status	21
4	Heathridge Park Masterplan - Needs and Feasibility Study	29
5	Opportunity for Redevelopment of the Woodvale Community Hub - Philosophy and Parameters	39
8	Confidential – Status Report on the Interest in City freehold Land – Lot 67 (5) Trappers Drive, Woodvale	51 / 54
6	Confidential - Ocean Reef Marina - Project Status	52
7	Confidential - Status Report on Warwick Community Facilities - Warwick Activity Centre	53
8	Confidential – Status Report on the Interest in City freehold Land – Lot 67 (5) Trappers Drive, Woodvale	54 / 51
	<b>Resumption of Order of Business</b>	<b>55</b>
	<b>Urgent Business</b>	<b>55</b>
	<b>Motions of which previous notice has been given</b>	<b>55</b>
	<b>Requests for Reports for future consideration</b>	<b>55</b>
	<b>Closure</b>	<b>55</b>

## CITY OF JOONDALUP

### MINUTES OF THE MAJOR PROJECTS AND FINANCE COMMITTEE MEETING HELD IN COUNCIL CHAMBER, JOONDALUP CIVIC CENTRE, BOAS AVENUE, JOONDALUP ON MONDAY 7 SEPTEMBER 2020.

#### ATTENDANCE

##### Committee Members

Cr John Logan	<i>Presiding Member</i>	
Mayor Hon. Albert Jacob, JP		<i>from 5.48pm;</i>
		<i>absent from 7.18pm to 7.23pm</i>
Cr John Raftis	<i>Deputy Presiding Member</i>	<i>absent from 7.05pm to 7.06pm</i>
Cr Tom McLean, JP		
Cr Nige Jones		<i>absent from 7.24pm to 7.27pm</i>
Cr Suzanne Thompson		<i>absent from 7.53pm to 7.54pm</i>

##### Observers

Cr John Chester		
Cr Philippa Taylor		<i>from 5.49pm</i>

##### Officers

Mr Garry Hunt	Chief Executive Officer	<i>absent from 7.17pm to 7.19pm</i>
Mr Nico Claassen	Director Infrastructure Services	
Mr Mat Humfrey	Director Corporate Services	
Mr Blignault Olivier	Manager City Projects	
Mr Scott Collins	Senior Projects Officer	
Mr Brad Sillence	Manager Governance	

#### DECLARATION OF OPENING

The Presiding Member declared the meeting open at 5.46pm.

**DECLARATIONS OF INTEREST**

Nil.

**APOLOGIES / LEAVE OF ABSENCE**

**Leave of Absence previously approved**

Cr Russ Fishwick, JP                      27 August to 10 September 2020 inclusive;  
Cr Russell Poliwka                      2 to 12 September 2020 inclusive.

**CONFIRMATION OF MINUTES**

**MINUTES OF THE MAJOR PROJECTS AND FINANCE COMMITTEE HELD ON  
13 JULY 2020**

**MOVED Cr McLean, SECONDED Cr Raftis that the minutes of the meeting of the Major Projects and Finance Committee held on 13 July 2020 be confirmed as a true and correct record.**

**The Motion was Put and**

**CARRIED (5/0)**

**In favour of the Motion:** Crs Logan, Jones, McLean, 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.

**CONSIDERATION TO CHANGE THE ORDER OF BUSINESS**

**MOVED** Cr Logan, **SECONDED** Cr McLean that the Major Projects and Finance Committee, in accordance with clause 14.1 of the *City of Joondalup Meeting Procedures Local Law 2013*, suspends the operation of clause 4.3 – Order of Business of the *City of Joondalup Meeting Procedures Local Law 2013*, to enable the consideration of:

1.1 “Item 8 - Confidential – Status Report on the Interest in City Freehold Land – Lot 67 (5) Trappers Drive, Woodvale”,

to be discussed after “Item 5 - Opportunity for Redevelopment of the Woodvale Community Hub - Philosophy and Parameters”.

**The Procedural Motion was Put and**

**CARRIED (5/0)**

**In favour of the Procedural Motion:** Crs Logan Jones, McLean, Raftis and Thompson.



## 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 13 July 2020 (Item 2 refers) the Major Projects and Finance Committee requested that the following project reports from the *2020-21 Capital Works Program* be provided on a bi-monthly basis:

Project Code	Project Description
BCW2562	Ellersdale Park Clubrooms Refurbishment
BCW2629	Emerald Park Community Facility Upgrade
FNM2054	Whitfords Nodes Park Health & Wellbeing Hub
FPN2240	Burns Beach to Mindarie Dual Use Path
PDP2118	Moolanda Park Landscape Master Plan
MPP2050	Craigie Leisure Centre Upgrades Stage 1
MPP2058	Chichester Park Clubrooms Redevelopment
MPP2069	Percy Doyle Floodlighting Upgrades
SSE2057	Leafy City Program
STL2003	Joondalup City Centre Lighting
STL2051	Emerald Park Floodlighting

## DETAILS

The capital works project report for the 2020-21 program as at 31 July 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 2-12 to this Report.

### Issues and options considered

Not applicable.

### Legislation / Strategic Community Plan / Policy implications

#### Legislation

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

A committee cannot make decisions, on behalf of the Council, that require an absolute majority decision (section 5.17 of the *Local Government Act 1995*), in which case, and in accordance with Section 6.8 of the *Local Government Act 1995*, includes approving expenditure not included in the City’s Annual Budget.

The Major Projects and Finance Committee may only recommend to Council to approve or modify capital works projects.

**Strategic Community Plan**

**Key theme** Financial Sustainability.

**Objective** Major project delivery.

**Strategic initiative** Not applicable.

**Policy** Not applicable.

**Risk management considerations**

Not applicable.

**Financial / budget implications**

Not applicable.

**Regional significance**

Not applicable.

**Sustainability implications**

Not applicable.

**Consultation**

Not applicable.

**COMMENT**

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

**VOTING REQUIREMENTS**

Simple Majority.

*Mayor Jacob entered the meeting room at 5.48pm.*

*Cr Taylor entered the meeting room at 5.49pm.*

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

- 1 the report on the Capital Works Projects for 2020-21 as at 31 July 2020 forming Attachment 1 to this Report;**
- 2 the bi-monthly capital works project reports forming Attachments 2 to 12 to this Report.**

**The Motion was Put and**

**CARRIED (6/0)**

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

*Appendix 1 refers*

*To access this attachment on electronic document, click here: [Attach1agnMPF200907.pdf](#)*

## **ITEM 2 STATUS REPORT ON CITY FREEHOLD PROPERTIES PROPOSED FOR DISPOSAL AND POTENTIAL CROWN LAND ACQUISITIONS**

<b>WARD</b>	All
<b>RESPONSIBLE DIRECTOR</b>	Mr Garry Hunt Office of the CEO
<b>FILE NUMBER</b>	63627, 101515
<b>ATTACHMENT / S</b>	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, Currambine Attachment 5 Lot 14077 (40) Warwick Road, Duncraig Attachment 6 City's Works Operation Centre location plan Attachment 7 Lot 12277 (4) Mossdale Pass, Kinross Attachment 8 Lot 14981 (16) Gilbank Crescent, Kinross Attachment 9 Lot 12427 (28) Broadmoor Green, Currambine Attachment 10 Lot 810 (109) Poseidon Road, Heathridge Attachment 11 Lot 792 (59) Gradient Way, Beldon Attachment 12 Estimated Rates Revenue Information
<b>AUTHORITY / DISCRETION</b>	Executive - The substantial direction setting and oversight role of Council, such as adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.

---

### **PURPOSE**

For the Major Projects and Finance Committee to consider the progress towards disposal of two City-owned freehold properties, proposed Crown land acquisition investigations, redevelopment opportunities of City-owned properties and alternative tenure arrangements for the City's Works Operation Centre.

### **EXECUTIVE SUMMARY**

The City's land rationalisation project commenced with the preparation for disposal of 14 City-owned properties considered surplus to requirements. Two sites were withdrawn from the project and to-date 11 sites have been sold with Table 1 below providing details. The remaining site to be sold from this project is Lot 803 (15) Burlos Court, Joondalup (Attachment 1 refers) for which a deposit has now been paid.

Lot 12223 (12) Blackwattle Parade, Padbury (Attachment 2 refers) is a former Crown land acquisition which the City owns in freehold where a 'Request for Proposal' disposal model was being investigated. The outcome to those investigations is that a two-staged process is recommended.

The first stage involves calling for Expressions of Interest (EOI) where a purchase price is offered, and development intentions are indicated and assessed against selection criteria. The second stage will be disposal of the site by private treaty as detailed under Section 3.58 of the *Local Government Act 1995* (the Act) should the resultant negotiations with a selected respondent from the EOI process prove successful.

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 Major Projects and Finance 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 (previously reported in error should be Lot 14077 (40) Warwick Road, Duncraig) (Attachment 5 refers). The Major Projects and Finance Committee supported investigations into the concessional acquisition of these sites with the Department of Planning Lands and Heritage (DPLH).

The application process to acquire Crown land commences with an internal assessment process and then the provision of a business case to the DPLH. The City has now forwarded its submission to the DPLH for the acquisition of Lot 2277 (15) Selkirk Drive, Kinross.

The City is also investigating alternative tenure arrangements concerning its lease with the Water Corporation for part of Reserve 28971, Lot 8278, (922L) Ocean Reef Road, Craigie that accommodates the City's Works Operation Centre (Attachment 6 refers). The Major Projects and Finance Committee supported these investigations at its meeting held on 9 March 2020 (Item 16 refers). Liaison with the Water Corporation will now be initiated as recommended by the DPLH.

Table 4 in this report titled 'New Investigations' details Crown land and City freehold land drainage sites identified for potential redevelopment opportunities. Conversion of the drainage function of each site needs to be feasible technically as well as financially and this will be investigated.

It has been identified that the correct address for the Warwick Road property is Lot 14077 (40) Warwick Road, Duncraig, not Lot 15074 (46) Warwick Road, Duncraig, and therefore investigations proceed for this property.

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

- 1 *the status report on the progress towards settlement of Lot 803 (15) Burlos Court, Joondalup and the disposal of Lot 12223 (12) Blackwattle Parade, Padbury;*
- 2 *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 14077 (40) Warwick Road, Duncraig;*
- 3 *the investigations that 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;*
- 4 *the commencement of investigations into potential redevelopment opportunities for the Crown land and freehold land drainage sites identified in Table 4 of this Report;*

- 5 *that 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, 2 November 2020.*

## BACKGROUND

In 2010, investigations commenced into the potential disposal of 14 City-owned freehold sites that were considered surplus to requirements. Council determined that their future land use 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 the inclusion of conditions in the related contracts of sale that also prevented future rezoning amendments.

Lot 181 (4) Rowan Place, Mullaloo (CJ096-05/12 refers) and Lot 971 (52) Creaney Drive, Kingsley (CJ103-06/14 refers) were two sites withdrawn from the project. Valuation evidence at the time (2013) indicated their combined value being in the vicinity of \$4.5 million.

Table 1 below provides the month sold and sale price for each property and Attachment 12 details the City's estimated rates revenue.

**Table 1 – Properties Sold**

Property Address	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
	<b>TOTAL</b>	\$12,242,000

There are two remaining City properties to be sold.

### Lot 803 (15) Burlos Court, Joondalup (Lot 803)

Lot 803 received Council's in-principle support to an offer at its meeting held on 17 March 2020 (CJ040-03/20 refers) subject to considering submissions received during a statutory public notice period.

No submissions were received during the public notice period which was reported to Council at its meeting held on 23 June 2020 (CJ076-06/20 refers). The purchaser requested that Council consider a number of changes to certain contract conditions and Council reviewed this request, however, resolved to support the sale of the site to the purchaser based on alternative conditions which were:

*"That Council:*

- 1 *NOTES that no submissions were received during the 15-day public notice period regarding the offer received by Bermen Property 5 Pty Ltd for Lot 803 (15) Burlos Court, Joondalup;*
- 2 *SUPPORTS the offer received from Bermen Property 5 Pty Ltd of \$1,675,000 inclusive of GST under the margin scheme;*
- 3 *SUPPORTS the offer received by Bermen Property 5 Pty Ltd being accepted on the following basis:*
  - 3.1 *Bermen Property 5 Pty Ltd enters into an option to purchase Lot 803 (15) Burlos Court, Joondalup within a six-month period of the City's acceptance;*
  - 3.2 *The option be granted on the basis a \$50,000 non-refundable deposit is payable to the City, should Bermen Property 5 Pty Ltd not enter into a binding contract and settlement within six months of their offer being accepted;*
  - 3.3 *A binding contract and settlement can be entered into earlier than the time stipulated in part 3.2 above with mutual agreement between the City and Bermen Property 5 Pty Ltd, and should this occur the sum of \$50,000 would be credited to the purchase price;*
  - 3.4 *If the option is not taken up, then the property be reviewed and readvertised at an appropriate time;*
- 4 *APPROVES that the funds received from the sale of Lot 803 (15) Burlos Court, Joondalup being allocated to the Strategic Asset Reserve."*

The details of Council's resolution was provided to the purchasers via the City's real estate agent and considered acceptable.

#### Lot 12223 (12) Blackwattle Parade, Padbury (Lot 12223)

Lot 12223 became available for disposal after being acquired concessionally from State Government in June 2019. Lot 12223 is zoned 'Commercial' and is the remaining City site to be sold.

Subsequent to the City acquiring this former Crown land site, at its meeting held on 19 March 2019 (CJ031-03/19 refers) Council authorised the CEO to dispose of the property by public auction or private treaty, should public auction be unsuccessful.

Major Projects and Finance Committee noted at its meeting held on 15 July 2019 (Item 7 refers) 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, Major Projects and Finance Committee has received updates on the progress towards disposal of Lot 12223 and the City's examination of a sales model that includes potential purchasers also providing intended development proposals.

Crown Land Acquisitions

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

“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”.*

It has been identified that the correct address for the Warwick Road property is Lot 14077 (40) Warwick Road, Duncraig, not Lot 15074 (46) Warwick Road, Duncraig, and therefore investigations proceed for Lot 14077 (40) Warwick Road, Duncraig.

Additionally, at the same meeting held on 9 March 2020 (Item 16 refers) concerning a confidential report to the Major Projects and Finance Committee on the current arrangements for a leased area of land within Lot 8278, (922L) Ocean Reef Road, Craigie from the Water Corporation that accommodates the City’s Works Operation Centre, Major Projects and Finance Committee resolved, in part, as follows:

“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;”*

**DETAILS**

**Table 2 – City Freehold Land**

<b>Property Details</b>	<b>Land Disposals – Current Status</b>
<p><b>Attachment 1 refers</b></p> <p>Lot 803 (15) Burlos Court, Joondalup</p> <p>Land Area: 4,410m<sup>2</sup></p>	<p>The disposal of Lot 803 (15) Burlos Court, Joondalup (Attachment 1 refers) has progressed to the contract of sale being executed and the non-refundable deposit of \$50,000 being paid.</p>
<p><b>Attachment 2 refers</b></p> <p>Lot 12223 (12) Blackwattle Parade, Padbury</p> <p>Land Area: 3,332m<sup>2</sup></p>	<p>Concerning Lot 12223 (12) Blackwattle Parade, Padbury (Attachment 2 refers), the City has appointed a consultant to assist with the sale of Lot 12223 where consideration was given to the prospective purchasers also including their intended development proposals. The process of examining the options involved with this proposed method of sale has resulted in the City considering a two-stage land disposal process.</p> <p>It is proposed that the first stage is calling for EOI for the purchase of the site with the respondents including their development proposals which will be assessed against selection criteria.</p> <p>The second stage will take place should the City’s negotiations with a selected respondent via the EOI process prove successful.</p> <p>Successful negotiations will allow a recommendation to Council to proceed with the disposal of the site to the selected</p>

Property Details	Land Disposals – Current Status
	<p>respondent subject to the City adhering to the private treaty land disposal provisions under section 3.58 of the Act.</p> <p>The draft risk analysis for this project will be finalised and the City will continue to monitor the project risks. A draft EOI document has also been prepared and both of these documents will be provided to the consultant for input.</p> <p>Legal advice has been taken on the proposed process and will continue to be taken as and when necessary. Land valuation advice will be obtained immediately prior to conducting the EOI process.</p>

**Table 3 – Crown Land Investigations**

Property Address	Proposed Crown Land Acquisitions – Current Status
<p><b>Attachment 3 refers</b></p> <p>Reserve 48922, Lot 2277 (15) Selkirk Drive, Kinross</p>	<p>Lot 2277 (15) Selkirk Drive, Kinross (Lot 2277) is a vacant 5000m<sup>2</sup> Crown land community purpose site for which the City has management (Attachment 3 refers). The Management Order states the purpose of the site is for “Community Purposes” only.</p> <p>Investigations have been supported by Major Projects and Finance Committee into the potential benefits of the concessional acquisition of Lot 2277 from the State Government.</p> <p>For the DPLH to consider Crown land acquisitions, it has a preferred ‘business case’ template to be followed as part of the application process. Any conditions resulting from the application, the City would need to meet or mitigate and if able to do so, the DPLH may provide its in-principle support to the acquisition subject to community consultation.</p> <p>The business case for Lot 2277 was forwarded to the DPLH on 21 August 2020.</p>
<p><b>Attachment 4 refers</b></p> <p>Reserve 46865, Lot 14564 (5) Ascot Way, Currumbine</p>	<p>Lot 14564 (5) Ascot Way, Currumbine is a vacant 5106m<sup>2</sup> community purpose reserve that the City also manages for “Community Purposes” only (Attachment 4 refers).</p> <p>The same process as detailed above will apply to the potential acquisition of Lot 14564.</p> <p>The internal referral process has commenced.</p>
<p><b>Attachment 5 refers</b></p> <p>Reserve 33894, Lot 14077 (40) Warwick Road, Duncraig (Percy Doyle Reserve) (Note: previously reported as Lot 15074 (46) Warwick Road, Duncraig).</p>	<p>Percy Doyle Reserve is a regional sports park of approximately 210,850m<sup>2</sup>. It accommodates a number of community facilities including Duncraig Library.</p> <p>As interest by two major commercial operators to acquire an area of land on the northern boundary of Lot 14077 (Attachment 5 refers) had been indicated, Major Projects and Finance Committee supported acquisition investigations with the DPLH at its meeting held on 9 March 2020 (Item 2 refers).</p>

Property Address	Proposed Crown Land Acquisitions – Current Status
	<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>Dealing with the management of the COVID-19 pandemic situation has contributed to the City not yet receiving proposals from the commercial operators; however, this does not prevent the City continuing with the acquisition process and in the interim contacting the commercial operators to ascertain their position.</p> <p>As reported to Major Projects and Finance Committee at its meeting held on 4 May 2020 (Item 7 refers) prior to a business case being prepared for the DPLH concerning Lot 14077 (previously reported as Lot 15074), some of the issues highlighted in the first stage of the internal referral process will need further investigation.</p>
<p><b>Attachment 6 refers</b></p> <p>Reserve 28971, Lot 8278, (922L) Ocean Reef Road, Craigie (Lot 8278)</p> <p>Works Operation Centre Leased Area: 2.72 hectares</p>	<p>At its meeting held on 9 March 2020 (Item 16 refers) Major Projects and Finance Committee supported 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 on part of Lot 8278 (Attachment 6 refers).</p> <p>Contact was made with the DPLH for advice which was non-committal recognising that ultimately the City would need to negotiate with the Water Corporation regarding the matter.</p> <p>Contact with the Water Corporation will now be initiated.</p>

**Table 4 – New Investigations**

Property Address	Proposed Crown Land Acquisitions – Current Status
<b>(A) Crown Land Drainage Sites</b>	
<p><b>Attachment 7 refers</b></p> <p>Reserve 43975 Lot 12277 (4) Mossdale Pass, Kinross</p>	<p>After internal investigations, the City should be able to establish from a technical perspective, if these drainage sites have the potential for their function to be converted, enabling each site to be filled in. If this was the case, the sites may be available for residential development once they have the appropriate zoning.</p>
<p><b>Attachment 8 refers</b></p> <p>Reserve 47631 Lot 14981 (16) Gilbank Crescent, Kinross</p>	<p>As these are Crown land drainage sites, the City would need to make an application to acquire them from the DPLH.</p> <p>The sites would need to be purchased at a concessional rate from State Government for the project to be feasible and the conversion cost/purchase price for each site needs to be assessed against the potential land disposal valuations.</p>
<p><b>Attachment 9 refers</b></p> <p>Reserve 44160, Lot 12427 (28) Broadmoor Green, Currambine</p>	<p>Internal investigations will continue regarding these sites.</p>

Property Address	Proposed Crown Land Acquisitions – Current Status
<b>(B) City Freehold Drainage Sites</b>	
<b>Attachment 10 refers</b> Lot 810 (109) Poseidon Road, Heathridge	It is planned for Lot 810 (109) Poseidon Road, Heathridge (Attachment 10 refers) to be investigated on the feasibility of transferring the drainage function into the adjacent Larkspur Park, allowing the future development of the site to be residential.
<b>Attachment 11</b> Lot 792 (59) Gradient Way, Beldon	Lot 792 (59) Gradient Way, Beldon (Attachment 11 refers) is a freehold drainage site owned by the City. The adjoining commercial property owners to this site are potentially interested in its purchase as part of its review of refurbishment of their property. Should purchase of the site be the outcome, a rezoning amendment will be a requirement.  Investigations will commence into this interest which has the potential additional benefit of improvement to the car park configuration and traffic flow by reviewing the interface between the shopping centre car park and the City's developed car park on the adjacent Beldon Park.

**Issues and options considered**

See Tables 2, 3 and 4 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.

Valuations concerning land disposals are obtained from a licensed valuer. There is always the potential that the reserve price or latest market valuation on a land disposal will not be realised. 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**

As part of successful Crown land acquisition applications, the DPLH requires that future proceeds from land disposals are to be expended on local capital community purpose projects and/or the provision of community projects or services for the local area for former community purpose sites.

The DPLH's advice concerning the City's acquisition of the former Crown land site, Lot 12223 (12) Blackwattle Parade, Padbury was that the proceeds on its future disposal are to be spent on capital / community projects in line with the definition of "Community Purposes" under *Local Planning Scheme No. 3*.

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 on 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.

## **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*.

Unless an exempt disposition, private treaty property disposals need to comply with sections 3.58 (3) and (4) of the *Local Government Act 1995* which requires public notice to be served for a period of not less than two weeks to include certain details. Any submissions received need to be reported to Council before a final decision is made regarding the disposal.

Public notice was served regarding the sale to Bermen Property 5 Pty Ltd of Lot 803 (15) Burlos Court, Joondalup and this will be the case should the EOI process for the sale of Lot 12223 (12) Blackwattle Parade, Padbury prove successful.

A 42-day statutory advertising period associated with rezoning amendments to *Local Planning Scheme No. 3* has also provided an opportunity for the community to make submissions on the future land use of the properties sold.

## **COMMENT**

Reporting to the Major Projects and Finance Committee on the disposal of Lot 803 (15) Burlos Court, Joondalup will continue until settlement has taken place.

Once the EOI document concerning the sale of Lot 12223 has been reviewed and refined by consultants, valuation advice and due diligence will be arranged which once completed, an EOI process will commence.

The City is now awaiting feedback from the DPLH concerning the business case it provided for concessional acquisition of Lot 2277 (15) Selkirk Drive, Kinross.

Table 4 of the report highlights that the City continues to look for opportunities concerning its Crown land and freehold land portfolios.

## **VOTING REQUIREMENTS**

Simple Majority.

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

- 1 the status report on the progress towards settlement of Lot 803 (15) Burlos Court, Joondalup and the disposal of Lot 12223 (12) Blackwattle Parade, Padbury;**
- 2 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 14077 (40) Warwick Road, Duncraig;**
- 3 the investigations that 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;**
- 4 the commencement of investigations into potential redevelopment opportunities for the Crown land and freehold land drainage sites identified in Table 4 of this Report;**
- 5 that 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, 2 November 2020.**

**The Motion was Put and**

**CARRIED (6/0)**

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

*Appendix 2 refers*

*To access this attachment on electronic document, click here: [Attach2agnMPF200907.pdf](#)*

### **ITEM 3                      BURNS BEACH CAFÉ / RESTAURANT – PROJECT STATUS**

<b>WARD</b>	North
<b>RESPONSIBLE DIRECTOR</b>	Mr Garry Hunt Chief Executive Officer
<b>FILE NUMBER</b>	108335, 101515
<b>ATTACHMENTS</b>	Attachment 1 <i>2016 Burns Beach Master Plan – Coastal Node Concept Plan</i> Attachment 2 <i>Indicative Coastal Node Concept Plan</i> Attachment 3 <i>Indicative Café / Restaurant Artist Impressions</i> Attachment 4 <i>Indicative Project Schedule</i>
<b>AUTHORITY / DISCRETION</b>	Executive - The substantial direction setting and oversight role of Council, such as adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.

---

#### **PURPOSE**

For Council to note the progress on the Burns Beach café / restaurant project and to endorse the refined Burns Beach Coastal Node Concept Plans for the purpose of community consultation.

#### **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 progressing the project to the design development phase. At its meeting held on 9 March 2020 (Item 5 refers), the Major Projects and Finance Committee considered a further report on the café / restaurant project, including details of the progressing design development phase of the project, and details of the City's intent to identify a consultant landscape architect to review the *Burns Beach Master Plan – Coastal Node Concept Plan*.

Consultant Landscape Architects - LD Total were subsequently engaged by the City and have undertaken a comprehensive review of the 2016 *Coastal Node Concept Plan* (Attachment 1 refers). The refined *Coastal Node Concept Plan* (Attachment 2 refers) is considered to deliver improved links with the City's proposed café / restaurant and existing public and commercial elements, delivering increased pedestrian connectivity, a substantial increase in car parking provision and a variety of other activities, in an integrated public space that contributes to the local identity of the Burns Beach Coastal Node.

Prior to progressing to the development approvals stage for the café / restaurant project it is considered appropriate for the City to undertake community consultation on the refined coastal node concept design to seek input from key stakeholders and the broader community.

*It is therefore recommended that Council:*

- 1 *ENDORSES the refined Burns Beach Coastal Node Concept Plan forming Attachment 2 to this Report for the purpose of community consultation;*
- 2 *REQUESTS the Chief Executive Officer to commence community consultation on the refined Burns Beach Coastal Node Concept Plan as shown in Attachment 2 to this Report;*
- 3 *NOTES the proposed artist impressions for the City's Burns Beach café / restaurant Project forming Attachment 3 to this 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 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 project and noted in part that the Chief Executive Officer will engage an architect to design a facility.

Several confidential reports were provided to the Major Projects and Finance Committee during 2018 and 2019 and at its meeting held on 9 March 2020 (Item 5 refers), the Major Projects and Finance Committee considered progress of the 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 DPLH indicating that a Crown Land purchase would not be considered and that a Crown Land lease was the preferred land tenure model. The report also noted that the City was in the process of identifying a consultant landscape architect to review the 2016 *Burns Beach Master Plan – Coastal Node Concept Plan*.

## DETAILS

In June 2020 the City engaged Consultant Landscape Architects - LD Total to assist with a review of the 2016 *Burns Beach Master Plan - Coastal Node Concept Plan* (Attachment 1 refers). LD Total worked with the City and the café / restaurant project architects - Bollig Design Group to refine the plan, incorporating the City's café / restaurant development.

The refined *Coastal Node Concept Plan* (Attachment 2 refers) seeks to build on the distinctive identity and characteristics of the Burns Beach Coastal Node, incorporating a variety of uses and activities that responds to local community needs and those of the wider public.

Universal access was a key driver behind the zone layout of the concept design, ensuring all users had the ability to access the newly proposed picnic areas and playground. The refined plan provides increased connectivity throughout the coastal node, providing pedestrian priority over vehicular movement and with a substantial increase in car parking provision. A network of universal access throughout the node connects with the established coastal dual use path, Ocean Parade and the public transport bus routes.

A review of the current parking provision indicated that future provision needs to respond to the current demand not being met, the loss of parking due to the proposed food and beverage facility being developed in the current parking lot and in anticipation of a further increase of demand for parking due to the additional traffic generated due to the food and beverage facility becoming operational. As a result, a big focus of the refinement of the concept plan was on the replacement, improvement and expansion of parking bays and how movement of all modes are accommodated within the development vision for this node.

The concept plan provides a framework of zoned spaces to inform future redevelopment of this area. The design layout was driven by the desire to create a cohesive space that allowed for a multitude of functions to occur, from markets and community events to the day to day passive use of a coastal node.

Having the restaurant building nestled into the dunal formation of the site presents a unique opportunity to create a multileveled space that is sensitive to obstructing ocean views for existing residents surrounding the site. The proposed double story café / restaurant space that celebrates the ocean views of the location, shaped the need for a more integrated parking layout that caters for the proposed café / restaurant patrons, existing café patrons and other social and recreational visitors to the node.

The refined plan is considered to provide a balance between the preservation of the existing green infrastructure and new environmentally sensitive landscaping features and provides for an integrated public space that contributes to the local identity of the Burns Beach Coastal Node.

The key features of the refined *Coastal Node Concept Plan* include the following:

- A two storey café / restaurant building (Attachment 3 refers) providing additional food and beverage opportunities to the coastal node.
- Increased car parking provision from 107 existing bays to 235 bays.
- Grassed 'sunset' lookout hill.
- Open turf areas suitable for events, markets and food trucks.
- Better connectivity between the public open space and the coast.
- New playground node.
- Shelters, picnic settings and barbecues.
- New public ablutions and changerooms.
- General landscaping improvements.
- Increased pedestrian connectivity throughout the coastal node.
- New access path south of Burns Beach Sunset Village between Ocean Parade and the coastal dual use path (the alignment of a path in this area has previously been the subject of a request from Iluka residents. It is intended this matter will be further researched and considered during the community consultation phase of the project).

### *Community Consultation*

It is proposed that community consultation should now be undertaken on the project in order to invite input from key stakeholders and community members on the proposal. The community was previously consulted on the original *Coastal Node Concept Plan* (Attachment 1 refers) in 2016, as part of the community consultation on the *Burns Beach Master Plan*. Since then there have been various modifications resulting from relocating the proposed café / restaurant south of the location shown in the original plan and the main carpark has been expanded to cater for increased demand.

### *Land Tenure*

It is proposed that following community consultation the City will continue to liaise with the DPLH to investigate the potential terms surrounding a Crown Land lease arrangement to facilitate the development of the proposed café /restaurant and what implications and concessions may be involved for the project. Based on the City's negotiated Crown Land lease arrangement for the Pinnaroo Point Café Project it is plausible that the DPLH may consider providing a discounted Crown Land lease rent or rent free period to reflect some of the proposed improvements and value added to the Crown Land lease area.

### *Approvals*

Following community consultation, the café / restaurant component of the refined coastal node concept plan will require the approval of a development application (DA) before it can proceed to construction. The DA requires approval by the Western Australian Planning Commission (WAPC) due to its location within a Metropolitan Region Scheme Reserve. The City will receive the DA from the project architect and undertake an assessment which may include further community consultation and a traffic impact assessment, before making a recommendation on the proposal to the WAPC. The WAPC will make the ultimate decision on approving the DA.

### *Commercial Operators*

An expression of interest (EOI) process to identify potential commercial operators for the proposed café / restaurant building will commence at an appropriate stage of the project, following community consultation.

Updates on these matters and the design process will be provided to the Major Projects and Finance Committee at a future meeting following the Community Consultation phase.

Indicative timeframes for the project are provided in Attachment 4 to this Report.

### **Issues and options considered**

Three options have been identified:

Option 1 Council endorses the refined coastal node concept plan for the purpose of community consultation prior to making a decision on proceeding further with the café / restaurant project (this is the recommended option).

Option 2 Council endorses the draft coastal node concept plan without undertaking prior community consultation (this is not the recommended option).

It is considered necessary to undertake community consultation given that the concept plan has been refined since previous community consultation on the *Burns Beach Master Plan* in 2016. Feedback from Council, the Major Projects and Finance Committee and the community may result in minor changes to the concept plan.

Option 3 Council determines not to progress with community consultation on the *Burns Beach Master Plan - Coastal Node Concept Plan* at this time (this is not the recommended option).

### **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 Department of Planning, Lands and Heritage 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 and a *Bushfire Management Plan* for the project.

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**

A consultant quantity surveyor's estimate of the costs associated with the refined coastal node concept plan is \$6.9 million. The City currently has \$3.8 million listed in the *Five-Year Capital Works Program* to progress the development of the Burns Beach café / restaurant component of the coastal node concept plan. An additional estimated \$3.1 million would be needed to implement the rest of the suggested improvements to the coastal node identified in the refined coastal node concept plan. Further financial analysis will need to be undertaken to determine the operational costs associated with the proposed improvements and the implications of any changes resulting from the community consultation process. Investigations will take place into staging options in order to spread capital expenditure over time and in response to when required.

A business case will be prepared after community consultation which will evaluate options, whole-of-life costs, and a critique of options versus the project objectives. The business case may recommend that additional funds are allocated to cover the costs of the improvements to the coastal node.

It is envisaged that the café / restaurant project will provide an additional long-term income stream, as per the City's financial diversity objectives contained within *Joondalup 2022 – Strategic Community Plan 2012-2022*.

#### Current financial year impact

<b>Account no.</b>	1-220-C1060.
<b>Budget Item</b>	Cafés/Kiosks/Restaurants (Burns Beach).
<b>Budget amount</b>	\$176,111
<b>Amount spent to date</b>	\$ 7,659
<b>Proposed cost</b>	\$ 0
<b>Balance</b>	\$168,452

All figures in this report are exclusive of GST.

### Future financial year impact

<b>Annual operating cost</b>	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. There will also be a level of operating costs associated with the other improvements suggested in the refined coastal node concept plan. Detailed financial analysis will be carried out prior to the Council making a decision to proceed with the project.
<b>Estimated annual income</b>	The City will receive the market rent negotiated with an operator of the café / restaurant building. Rates will also be payable by the operator to the City.
<b>Capital replacement</b>	A capital replacement component has been included in financial evaluations for the café / restaurant project and will be further developed through the design process.
<b>20 Year Strategic Financial Plan impact</b>	The capital costs / funding for the City to build the facility is currently factored into the City's <i>5-Year Capital Works Program</i> .
<b>Impact year</b>	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**

Community consultation on the refined *Burns Beach Master Plan - Coastal Node Concept Plan* as presented in this report will assist Council in determining the future direction of the project. Should the community support the plan, Council will then be able to make decisions on provisioning future resources to progress the project, knowing this is a project that the community supports.

It is proposed that a draft community consultation strategy will be developed in line with the City's *Community Consultation Policy*. The consultation will include key stakeholders in Burns Beach and Iluka and the local wider community. Should Council approve community consultation for the project it is envisaged that it will commence in late 2020 and feedback received will be collated and included in a report for Council to consider and then provide direction on progressing the project.

The City may be required to further publicly advertise the proposed café / restaurant development in accordance with the *Local Government Act 1995*, pending final decisions on land tenure arrangements.

The café / restaurant project will require approval of a development application prior to being constructed. Further community consultation may be required on the café / restaurant component of the Coastal Node Concept Plan as part of the development application process.

## COMMENT

The refined *Burns Beach Master Plan - Coastal Node Concept Plan* is considered to respond sensitively to the natural and built environment of the area and provides nexus between the City's proposed café / restaurant development, the public realm, and the existing community and commercial uses within the node.

It is considered that community consultation is required on the proposed *Coastal Node Concept Plan* in order to provide an opportunity for key stakeholders, community members and the wider public to have their say on the proposal. It is considered important that the overall Burns Beach Coastal Node development is implemented as part of the development of the City's café / restaurant project to assist in ensuring the success of the commercial aspect of the project, which will in turn assist the City with meeting the costs of the overall development.

## VOTING REQUIREMENTS

Simple Majority.

**MOVED Cr McLean, SECONDED Mayor Jacob that Council:**

- 1 ENDORSES the refined *Burns Beach - Coastal Node Concept Plan* forming Attachment 2 to this Report for the purpose of community consultation;**
- 2 REQUESTS the Chief Executive Officer to commence community consultation on the refined *Coastal Node Concept Plan* as shown in Attachment 2 to this Report;**
- 3 NOTES the proposed artist impressions for the City's Burns Beach café / restaurant project forming Attachment 3 to this Report.**

**The Motion was Put and**

**CARRIED (6/0)**

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

*Appendix 3 refers*

To access this attachment on electronic document, click here: [Attach3agnMPF200907.pdf](#)

## **ITEM 4                      HEATHRIDGE PARK MASTERPLAN - NEEDS AND FEASIBILITY STUDY**

<b>WARD</b>	North Central
<b>RESPONSIBLE DIRECTOR</b>	Mr Garry Hunt Chief Executive Officer
<b>FILE NUMBER</b>	04361, 101515
<b>ATTACHMENTS</b>	Attachment 1    Heathridge Park Site Plan Attachment 2    Indicative <i>Heathridge Park Concept Plan</i> Attachment 3    Indicative Concept Artist Impressions Attachment 4    Project Philosophies and Parameters
<b>AUTHORITY / DISCRETION</b>	Executive – The substantial direction setting and oversight role of Council, such as adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.

---

### **PURPOSE**

For Council to consider the results of the Heathridge Park Needs and Feasibility Study and endorse draft concept plans for the purpose of community consultation.

### **EXECUTIVE SUMMARY**

Heathridge Park is a 9.3-hectare active sporting park located at 16 Sail Terrace, Heathridge (Attachment 1 refers).

Heathridge Park comprises of the following infrastructure:

- Heathridge Community Centre.
- Heathridge Park Clubroom which lies adjacent to the Community Centre.
- Guy Daniel Clubroom/Heathridge Child Health Centre.
- Various sporting and park infrastructure on the site including car parks.
- A drainage site owned in freehold by the City is also located within the project area.

In 2019 the City commenced a needs and feasibility study for Heathridge Park. The draft study has reaffirmed existing observations about inadequacies with the ageing infrastructure at Heathridge Park. The outdated design and fragmented locations of the existing buildings results in servicing and operational issues and the study has demonstrated that redevelopment of Heathridge Park will assist with meeting the needs of existing and futures users. The study provides redevelopment options for Heathridge Park and associated preliminary capital and operational cost analysis.

The proposed next stage of the project is to undertake Community Consultation to ascertain the needs of existing user groups and the local wider community.

*It is therefore recommended that Council:*

- 1 *NOTES the details of the draft Heathridge Park Master Plan Needs and Feasibility Study as outlined in this Report;*
- 2 *ENDORSES the indicative Heathridge Park Concept Plan forming Attachment 2 to this Report for the purpose of community consultation;*
- 3 *REQUESTS the Chief Executive Officer to arrange for community consultation to be undertaken for the Heathridge Park Master Plan project.*

## **BACKGROUND**

Heathridge Park is a 9.3-hectare active sporting park located at 16 Sail Terrace, Heathridge (Attachment 1 refers). It is a Crown land site (managed by the City) for the purpose of 'Public Recreation/Child Health Centre'. The site is zoned 'Parks and Recreation' under *Local Planning Scheme No. 3*.

Heathridge Park comprises of the following infrastructure:

- Heathridge Community Centre.
- Heathridge Park Clubroom which lies adjacent to the Community Centre.
- Guy Daniel Clubroom/Heathridge Child Health Centre.
- Various sporting and park infrastructure on the site including car parks.
- A drainage site owned in freehold by the City is also located within the project area.

### **Heathridge Community Centre**

The Heathridge Community Centre was constructed in 1983 and is a two-storey facility consisting of a multi-sport court, toilets, changerooms, nine activity rooms, playgroup room and crèche, office and various storage areas. Currently the facility is used by approximately 25 regular groups for activities including the RSL, basketball, badminton, arts/craft, playground, youth space and drop-in centre and for meeting purposes.

### **Heathridge Park Clubroom**

The Heathridge Park Clubroom was constructed in 1991 and is located in close proximity to the Heathridge Community Centre. The existing facility includes a meeting room, kitchen/kiosk/bar and a small storeroom. The facility is used by several sporting clubs including the senior and junior Australian Football League (AFL) and cricket clubs that use the oval for training and games. There are no toilet facilities at Heathridge Park Clubroom resulting in hirers using the toilets and changerooms at the rear of the Heathridge Community Centre.

### **The Guy Daniel Clubroom/Heathridge Child Health Centre**

The Guy Daniel Clubroom/Heathridge Child Health Centre was constructed in 1980 and includes a 124m<sup>2</sup> meeting room, kitchen, toilets, changerooms and storage area. A tennis club also has exclusive use of a 100m<sup>2</sup> meeting room, kitchen and storage area. Currently the hireable section of the facility is used by several community groups for meetings and other various activities.

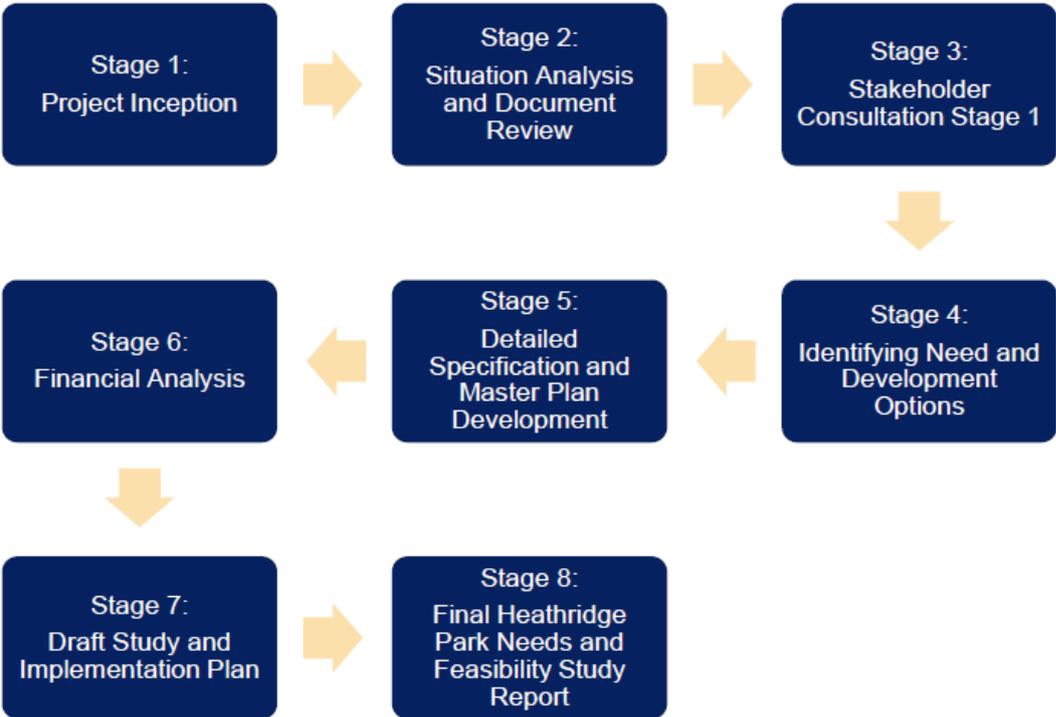
Operating at the southern end of the facility is the Heathridge Child Health Centre that has exclusive use of an office, meeting and storage area. This facility is located approximately 200 metres from Heathridge Community Centre and the Heathridge Park Clubroom.

**Heathridge Park Master Plan Background**

The redevelopment of Heathridge Park has been considered by the City for several years. At its meeting held on 24 June 2014 (CJ097-06/14 refers), Council approved the *Heathridge Park Master Plan* project and endorsed philosophies and parameters for the project (Attachment 4 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 Master Plan*.

The project was put on hold for several years due to other priorities and then in 2019 the City engaged Dave Lanfear Consulting to assist the City to undertake a needs and feasibility study for Heathridge Park.

The following figure shows the process undertaken to develop the draft needs and feasibility study:



*Figure 1: Process of developing the Heathridge Park Master Plan Needs and Feasibility Study. Source: Dave Lanfear Consulting.*

**DETAILS**

The needs and feasibility study has been developed to determine the current and future needs of the existing and potential user groups of Heathridge Park. As part of the study, a concept plan and artist impressions (Attachment 2 and 3 refer) has been developed to provide a mechanism for community consultation and to guide future investment to optimise the use of Heathridge Park.

The study has identified the following key considerations:

- The current infrastructure is functionally deficient in a number of areas and does not meet the current needs of the existing clubs and user groups.
- Modifications to the current layout and re-alignment of oval infrastructure is needed if the viability of the infrastructure is to be enhanced.
- The current leases and licences associated with each facility generate a limited amount of income for the City and are relatively modest for the spaces made available for each user group.
- From a demographic perspective a steady population growth is expected within a five kilometre catchment from Heathridge Park. Within the catchment suburbs there will be a tendency to increase densities which in turn puts greater pressures on the need to adapt and increase the capability of existing sport and public open space infrastructure to meet the needs of the local community.
- The usage levels across all existing facilities at Heathridge Park indicate the following:
  - The community centre usage, with the exception of the function room, playgroup room and one of the activity rooms, falls well below the capacity available and realistic capacity usage. The combined basketball court usage is relatively high and is clearly required to meet a need in the local community.
  - The Heathridge Park Clubroom use and park area is assessed as being used for approximately 25% of its available time, but this is generally reflective of the need to ensure that grass / training / competitive match space is sufficiently rested to cater for the broad and extensive junior and senior cricket / football program throughout the year.
  - The Guy Daniel Clubroom use is generally limited to a few small community groups. Ocean Ridge Tennis Club occupies 10 tennis courts (all hard courts) representing 13.6 members per tennis court and significantly below the recognised rate for provision of tennis courts of 30 members per court. The use of the hall by the scouts group is limited but with a reasonable membership base.
- The stormwater drainage site located within the park is an inhibitor to the expanded use of the space. Further investigations should be explored to examine how the area could be engineered (such as capped and / or partially filled) to enable oval provision to be expanded. This may require alternative drainage locations or the use of underground drainage cells to increase the reserves functionality.

#### Stakeholder Consultation

Consultation with key user groups was undertaken as part of the needs and feasibility study. The groups contacted included:

- Heathridge Community Centre User Groups:
  - Joondalup Lakers Basketball Club
  - Playgroups WA
  - COJ Youth Services
  - Ocean Seniors Social Badminton Club
  - RSL.

- Clubroom and Changing Facility User Groups:
  - Ocean Ridge Junior Cricket Club
  - Ocean Ridge Senior Cricket Club (ORSCC)
  - Ocean Reef Junior (ORJFC) and Ocean Reef Amateur (ORAFAC) Football Clubs.
  
- Guy Daniels Clubroom User Groups:
  - Duncraig Tennis Club
  - Ocean Ridge Tennis Club
  - Beldon Scout Group.

Individual discussions were held with the groups to discuss views on the following:

- Current membership numbers/users.
- The nature of services that they provide.
- The venue they currently operate from, the facilities they use and their satisfaction with those facilities.
- Future growth aspirations and whether those aspirations are supported by any strategic planning, operation plan or business planning document.
- The inhibitors the organisations face.
- The financial sustainability of the organisations.
- Any additional activities and services the groups wish to undertake at the Heathridge Park site.
- The importance of their existing location.

The consultation re-enforced the previously identified inadequacies with the current facilities at Heathridge Park and in particular the following requirements were identified:

- The ageing infrastructure and non-compliance with Australian Standards.
- The disconnect between user groups to core activity areas.
- Potential to expand oval provision.
- The general acceptance that the facility provides for a local level provision.
- A focus on gender diverse changing infrastructure and adequate storage which is accessible both internally and externally is required to improve functionality.
- Conflict with seniors and junior activity, for example use of bar facility which could be resolved through an agreed management solution.
- The need to ensure the clubs are financially viable.
- Increased tennis Infrastructure.
- Access to Wi-Fi.

### Redevelopment Solutions

Based on the outputs of the research and demonstrated user needs a series of development options were explored and refined and sought to incorporate the following principles:

- Incorporate all user groups within a community hub incorporating shared infrastructure as far as practicable to address deficiencies.
- As far as practicable orientate the senior oval in a north – south alignment and explore the potential development of a junior oval.
- Reduce the costs of servicing while maximising customer commitment and interaction with the ongoing use of the facilities and services offered.
- To optimise spectator viewing, locate the main facility servicing football and cricket to the west of the oval. This would necessitate tennis viewing areas being relocated to view in a southerly direction.

- Youth activity wherever possible should be provided in the area which permits the greatest passive surveillance.
- All club space associated with user groups should be located adjacent to the main facility entry to ensure control can be exercised at all times by the relevant user groups utilising the facility.
- For all uses there is a need to provide a clear and distinct site entry statement.
- For all users it is important that the orientation of the co-located building infrastructure is clear with ancillary circulation space and entry points limited.
- As far as practicable all storage related to tennis and oval use should provide externally accessible storage which is free from obstruction.
- The loss of trees is to be minimised and replacement offsets are suggested at six trees for every one tree removed.
- Connectivity with neighbouring residents enhanced.

A detailed specification was drafted by Dave Lanfear Consulting and interpreted by Consultant Architects Hodge Collar Preston who developed a proposal for a one multi-purpose building to the west of the main oval and several other improvements throughout the Park. Two different concept design options over Heathridge Park were developed – one with an additional junior playing field east of the main playing surface and one without. The option with the additional playing field includes the relocation of the existing drainage sump to make way for the field and involves the removal of several mature trees.

An indicative floor plan for the building prepared by the architects demonstrates that all existing stakeholders could be accommodated in the new facility. The actual floor plan will be informed by community and further stakeholder engagement and will be subject to further site investigations and design refinement.

Other proposed new key features of both concept design options include the following:

- Enhanced / reconfigured car parking facilities.
- Reduced number of tennis courts from 10 to six.
- Realignment of seniors playing field with associated lighting infrastructure.
- Outdoor half-court basketball court.
- Relocated cricket nets with associated lighting infrastructure.
- Nature play area.
- BBQ / picnic areas.
- Optional informal amphitheatre / seating event space.
- Footpath / exercise loop.
- Re-vegetated areas to account for tree loss in other areas (tree replacement on six to one basis).
- Retaining walls to support proposed new development.

### **Issues and options considered**

Council can either:

- endorse the recommended concept plan for the purpose of community consultation  
or
- endorse an alternative concept for the purpose of community consultation.

If Council endorses a concept plan the City will undertake community consultation to determine the level of community support for the project. The results of the community consultation will then be presented back to Council for a decision on whether to proceed with the project.

## 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

If the project does not proceed Heathridge Park user groups will continue to operate from the existing aging infrastructure. The City will undertake risk management assessments as the project advances.

### Financial / budget implications

#### Current financial year impact

<b>Account no.</b>	A2201 Operating Code 2012.
<b>Budget Item</b>	Heathridge Park Masterplan.
<b>Budget amount</b>	\$ 225,000
<b>Amount spent to date</b>	\$ 6,405
<b>Proposed cost</b>	\$ Nil.
<b>Balance</b>	\$ 218,595

#### Future financial year impact

The financial projections in the draft study were prepared to assist with community consultation and future feasibility on the project but the study does not contend that the financial projections will come to pass exactly as stated. The projections are best estimates at this point in time however, there is a level of risk and uncertainty in the projections. The actual impacts will vary due to one or more the following:

- Capital cost / specification / design / tender.
- Utilisation and income received.

#### *Capital Costs*

The estimated construction costs associated with the redevelopment as per Attachment 2 (with an additional playing field) is approximately \$15.6 million. The estimated construction costs associated with redevelopment option without the additional playing field is approximately \$14.6 million. These are indicative estimates based on initial area schedules and will be subject to further review.

### *Operating Deficit*

The current operating deficit for the three buildings and the park, including depreciation, is between \$400,000 and \$500,000 per annum. The amount can vary each year due to a variety of factors for example; utilisation, income and maintenance costs.

The high-level assessment of the income and cost parameters associated with the proposed concept plans, including the new building and other improvements to the park, indicates an annual subsidy of up to \$300,000 (present dollar value). This reflects positively in comparison to the current subsidy and should therefore provide operating savings of at least \$100,000 per annum.

The improved projected subsidy levels are based on the cost efficiencies associated with a contemporary community facility, incorporating the functions of all three current detached facilities. It is considered that this proposed shared use facility will assist in increasing usage and bookings income together with a higher level of servicing efficiencies.

The demolition of the existing facilities will result in a one-off write-off, this will be subject to evaluation as part of the next phase.

### *Summary Financial Comments*

The rationalisation of three buildings into one will provide an ongoing financial benefit to the City and will assist the City in addressing the \$9.2 million operating deficit (2020-21 budget). The preliminary financial evaluation has been assessed over a 40 year period and indicates that for most scenarios the ongoing operational savings would provide a cashflow benefit and payback the initial investment, albeit the payback period may be over 30 years.

There is currently no capital funding listed in future years of the *Strategic Financial Plan* for the redevelopment of Heathridge Park. A business case will be prepared after community consultation which will evaluate options, whole-of-life costs, and a critique of options versus the project objectives and may recommend that additional funds are allocated. The *Strategic Financial Plan* has sufficient capacity to include additional capital costs for this project, especially as there are operational savings. The business case will also evaluate the social and economic benefits of the proposed redevelopment which are expected to be considerable.

### **Regional significance**

Not applicable.

### **Sustainability implications**

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

A redevelopment of Heathridge Park will consider and minimise impacts to flora and fauna in the area where possible. Environmentally Sustainable Development (ESD) design principles have been included in the concept design with estimated capital costings. Any redevelopment of 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 key user groups at Heathridge Park as part of the needs and feasibility study process. The findings are outlined in this report.

Should Council determine to approve the draft concept plan in Attachment 2 for the purposes of community consultation, a draft community consultation strategy will be developed in line with the City's *Community Consultation Policy*. The consultation will include existing user groups and the local wider community to ensure that feedback received represents their diverse needs. It is envisaged that community consultation will commence in late 2020 and feedback received will be collated and included in a report for Council's consideration and to seek direction on progressing the project.

## **COMMENT**

The draft Heathridge Park Needs and Feasibility Study, concept plans and associated costings were prepared by consultants Dave Lanfear Consulting, in conjunction with the City and were informed by consultation undertaken with key stakeholders at Heathridge Park.

The study has reaffirmed existing observations about the inadequacies with the existing ageing infrastructure at Heathridge Park, with some of the buildings at, or nearing an asset life of 40 years. The outdated design and fragmented locations of the infrastructure results in servicing and operational issues and as demonstrated by the needs and feasibility study, in many ways fails to meet the needs of existing users.

The redevelopment of Heathridge Park represents a significant one-off capital cost imposition to the City however will result in operational cost efficiencies over time, while resulting in social and community benefits to the City and its residents.

The recommended concept plan (Attachment 2 refers) results in higher capital and operational costs than an option without an additional junior playing field and requires the removal of several existing trees. The concept option without the additional junior playing field provides the City with the better return on investment of the two options however it is considered that the option with an additional playing field better addresses the needs of key stakeholders and is considered to result in an overall community and social benefit. The concept plan forming Attachment 2 is therefore recommended to be used as the basis for further stakeholder and community consultation.

If the project was to proceed to community consultation, Council would subsequently be required to consider the results of the consultation and then consider progressing the project to the next phase which would include:

- concept design refinement
- development of a funding strategy - allocation of funding / grants applications
- further detailed financial analysis
- traffic and transport analysis
- arborists' report
- geotechnical investigations
- social return on investment assessment.

## **VOTING REQUIREMENTS**

Simple Majority.

**MOVED Cr Jones, SECONDED Mayor Jacob that Council:**

- 1 NOTES the details of the draft Heathridge Park Master Plan Needs and Feasibility Study as outlined in this Report;**
- 2 ENDORSES the indicative *Heathridge Park Concept Plan* forming Attachment 2 to this Report for the purpose of community consultation;**
- 3 REQUESTS the Chief Executive Officer to arrange for community consultation to be undertaken for the *Heathridge Park Master Plan* project.**

**The Motion was Put and**

**CARRIED (6/0)**

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

*Appendix 4 refers*

*To access this attachment on electronic document, click here: [Attach4minMPF200907.pdf](#)*

**ITEM 5                      OPPORTUNITY FOR REDEVELOPMENT OF THE  
WOODVALE COMMUNITY HUB – PHILOSOPHY AND  
PARAMETERS**

<b>WARD</b>	Central
<b>RESPONSIBLE</b>	Mr Garry Hunt Chief Executive Officer
<b>FILE NUMBER</b>	107525, 06524, 05132
<b>ATTACHMENT</b>	Attachment 1            Site Plan of Lot 67 (5) Trappers Drive, Woodvale
<b>AUTHORITY / DISCRETION</b>	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 endorse the philosophy and key parameters on which the redevelopment opportunity for Woodvale Community Hub will be based. Woodvale Community Hub is identified as the City’s freehold Lot 67 (5) Trappers Drive, Woodvale (Lot 67).

**EXECUTIVE SUMMARY**

Interest has been indicated in the City’s Lot 67 (Attachment 1 refers) for commercial development, retaining a “City site” for a multi-purpose community facility. The specific details of the proposal presented to the City requires further exploration.

Lot 67 accommodates Woodvale Library and Woodvale Community Care Centre. The City leases Woodvale Community Care Centre to Community Vision Incorporated.

Subsequent to internal review of the proposal received, it was determined that the outcome of a needs and feasibility study would provide guidance on the City’s recommendations to Council and a consultant was engaged to undertake this work.

The City has received the consultant’s draft needs and feasibility study report which is now being reviewed by the project team and which includes a review of the commercial party’s proposal.

Based on the draft needs and feasibility study report indicating that there would be benefits in redeveloping and rationalising City land at this location, it is timely that Council now considers the philosophy and parameters to underpin the provision of community facilities for the Woodvale Community Hub. This includes consideration of governance, land use and built form, fiscal responsibility and commerciality, sustainability and liaison issues.

*It is therefore recommended that Council ENDORSES the Philosophy and Key Parameters for the redevelopment of the Woodvale Community Hub – Lot 67 (5) Trappers Drive, Woodvale detailed in this Report:*

1. *Philosophy (Project Vision):*

- 1.1 *The provision of community facilities and services is a vital component of the fabric of the City of Joondalup community;*
- 1.2 *The City recognises its continued role in the provision of facilities and services for the community at the Woodvale Community Hub;*
- 1.3 *Residents of the future will be considered in the decisions made concerning community facilities and the City's land portfolio both in terms of service provision and financial impacts;*
- 1.4 *Consideration of the outcome of the needs and feasibility study will allow the City to take into account the continued role of these facilities and ensure that services and any new facility provided is of the highest quality and reflects the needs of the community now and into the future;*

2 *Key Parameters:*

2.1 *Governance:*

- 2.1.1 *Key initiatives or redevelopment proposals will only be instigated following consideration of the options by Council;*
- 2.1.2 *Commercial negotiations to be undertaken with the highest level of probity;*
- 2.1.3 *Legislative requirements and governance processes will be adhered to;*
- 2.1.4 *Consistency with City strategies, plans, and governance protocols;*

2.2 *Land Use and Built Form:*

- 2.2.1 *Optimisation of land use and built form to enhance the amenity for residents and users;*
- 2.2.2 *Maximise usage to allow for a wide variety of activities and services;*
- 2.2.3 *Highly adaptable, incorporating latest relevant design principles;*
- 2.2.4 *Facilities to be multi-purpose and allow for multi-use;*
- 2.2.5 *Aligned with the City's Access and Inclusion Plan 2018-2021;*
- 2.2.6 *Provide equitable access to all residents and users;*

2.3 *Environmental Considerations:*

- 2.3.1 *Consideration of contemporary architectural and construction techniques where cost-effective;*

- 2.3.2 *Commitment to using environmentally sustainable design principles when cost-effective;*
- 2.3.3 *Energy reduction and water consumption efficiencies;*
- 2.4 *Fiscal Responsibility and Commerciality:*
  - 2.4.1 *Maximise the value of the land both in terms of potential commercial return for sale, lease or the optimisation of existing infrastructure;*
  - 2.4.2 *Any redevelopment to include a positive contribution to the current operating costs;*
  - 2.4.3 *Due diligence and financial cost benefit analysis;*
  - 2.4.4 *Financial analysis will be undertaken as part of any recommendations to Council;*
- 2.5 *Sustainability Considerations:*
  - 2.5.1 *Proposed options to employ design principles that will provide for longevity, diversity, accessibility and inclusiveness;*
  - 2.5.2 *Facilities provided should encourage participation, anticipate the needs of the community, be adaptable to community preferences, and support local organisations and community groups in their service delivery;*
- 2.6 *Liaison Protocol:*
  - 2.6.1 *Identification of, and liaison with, key stakeholders;*
  - 2.6.2 *Liaison to be undertaken in accordance with the City's governance processes and a high level of probity;*
  - 2.6.3 *Community consultation in accordance with City's Community Consultation Policy and Protocol.*

## **BACKGROUND**

Lot 67 is 14,650m<sup>2</sup> and is zoned 'Private Community Purposes' under *Local Planning Scheme No. 3*. It is encumbered by a right of carriageway and car parking easement in favour of the adjoining commercial landowners. The site accommodates Woodvale Library, Woodvale Community Care Centre, landscaping and car parking.

The Major Projects and Finance Committee noted the interest in Lot 67 via a confidential report at its meeting held on 15 July 2019 (Item 8 refers).

On 9 March 2020 (Item 15 refers) a status report on the progress of the needs and feasibility study was noted by the Major Projects and Finance Committee. A further status report is on the agenda for the Major Projects and Finance Committee's meeting of 7 September 2020, confirming that the needs and feasibility study is being reviewed by the project team.

## Woodvale Library

Woodvale Library fronts Trappers Drive behind a car parking area. It is a purpose-built facility developed in November 1991. The library area is 978m<sup>2</sup> and there is a separate workroom, a small office, kitchen and toilets. The overall approximate floor area of the facility is 1,246m<sup>2</sup>.

An assessment of the current performance of Woodvale Library indicated it plays an important role in providing for an expressed need within a district catchment. Its location ensures that residents within the central east of the City are catered for. It is also evident that the service on offer is both efficient and effective. This is based on its current performance having regard to the efficiency in the service being delivered against limited staffing levels and the cost per head of City of Joondalup population.

Whilst Woodvale Library generally has slightly fewer loans, visitors, active members and event attendance than the other three libraries in Joondalup, in 2017-18 the Woodvale Library was the 44<sup>th</sup> most visited library and the 17<sup>th</sup> busiest library in Western Australia (WA) for the number of loans - out of 231 public libraries in WA. The reason a 2017-18 statistic is used to demonstrate the popularity of the Woodvale Library is because the library was shut for almost eight weeks in 2018-19 for renovation and COVID-19 caused significant disruption to library services in 2019-20. A City and state-wide comparison on the number of loans and library visits is detailed below:

Library	Loans	Visits
Joondalup	435,006 (1 <sup>st</sup> in the State)	199,513 (6 <sup>th</sup> busiest in the State)
Duncraig	296,997 (8 <sup>th</sup> in the State)	115,784 (37 <sup>th</sup> busiest in the State)
Whitford	256,688 (13 <sup>th</sup> in the State)	107,851 (40 <sup>th</sup> busiest in the State)
Woodvale	248,205 (17 <sup>th</sup> in the State)	102,079 (44 <sup>th</sup> busiest in the State)

## Woodvale Community Care Centre

Woodvale Community Care Centre was developed in November 1999. The facility was jointly funded by the City, a Lotteries Commission grant and a Federal Government Home and Community Care Program grant and was purposely built as a specialist facility providing services for aged persons and people with disability. The overall approximate floor area of the facility is 990m<sup>2</sup>, which includes two courtyards. The main rooms are a hall and activity room, with other standard facility spaces such as a kitchen, stores and offices.

Currently the facility is leased by Community Vision Inc (CVI) which is a non-government community services organisation. CVI was formed after investigations during late 2000 when Council endorsed the establishment of a community-based organisation to allow the transfer of a number of City provided community services; CVI commenced operations on 1 July 2001.

## DETAILS

The purpose of the philosophy and parameters is to document Council's intent concerning the objectives and outcomes for the future of the Woodvale Community Hub project. A similar approach was taken with Opportunity for Upgrade of Community Facilities – Warwick Activity Centre project (CJ220-02/14 refers) and due to the benefits of this model for managing these types of projects, is now considered to be standard practice.

## **1 Philosophy/Project Vision**

A well-used library and a community care centre are located within Lot 67, and a potential opportunity has been presented to the City to review these facilities due to commercial interest being shown in the City's land at this location. The progress on the needs and feasibility study has identified that there is a redevelopment and land rationalisation opportunity that should be further explored.

The City considers the provision of facilities and services as highly significant as they contribute to the growth of the local community by providing all its members with the opportunity to participate in cultural, social, and leisure activities. It is considered that the Woodvale Community Hub has a continuing role to play regarding service provision to the local community.

Concurrently with its service provision obligations when considering development or redevelopment of community facilities is the importance of the City's financial responsibilities. As custodians of a substantial land and building portfolio, the City needs to ensure that residents in the future are represented in the important financial decisions made 'today.'

## **2 Key Parameters**

### Governance

The City acknowledges that the needs and feasibility study concerning this project includes a review of the use and benefits of Woodvale Library and the Woodvale Community Care Centre. The proposal received by the City is also part of the consideration, as is valuation advice. The progress of the needs and feasibility study and the review of the proposal received will continue to be reported to the Major Projects and Finance Committee.

Should commercial negotiations for the sale of land at this location be required, they will be undertaken with the highest level of probity. The City's legislative requirements will be adhered to, in addition to its governance processes being followed. The City's strategies, plans, and protocols will be considered and financial analysis of any proposed recommendations to Council will also take place.

To ensure these objectives are achieved, the City will undertake:

- the implementation of sound probity to ensure transparency of process and decision making
- an internal audit review and monitoring
- comprehensive financial analyses to ensure that recommendations to Council are in the City's best financial interests
- an extensive risk management assessment with continued monitoring
- legal and statutory compliance.

### Land Use and Built Form

Should land rationalisation and redevelopment of Lot 67 be an outcome, the City recognises that any redevelopment proposal should optimise the land use and built form in order to enhance the amenity available to residents and facility users. For facilities to have high utilisation for a wide variety of activities and services, they need to be multi-purpose and incorporate the latest relevant design principles.

Should land rationalisation be an outcome concerning Lot 67, investigations of all relevant options, such as location criteria, access, site capability, car parking, complementary services, amenity and aspect will be undertaken. Design will also consider the City's *Access and Inclusion Plan 2018-2021* including but not limited to:

- recognition of the diversity of needs, interests and backgrounds
- the design of facilities to be universally accessible to all people including people with disabilities.

#### Environmental Considerations

The City is committed to the utilisation of contemporary architectural and construction techniques and environmentally sustainable design principles which provide an opportunity to show leadership in sustainable developments including:

- energy reduction, efficiency and supply
- design efficiency to reduce water consumption and utilising alternative courses, for example; rainwater
- minimising environmental impact.

The City will ensure that any proposed redevelopment complies with Council's *Environmentally Sustainable Design for City Buildings Policy*.

#### Fiscal Responsibility and Commerciality

As the owner of Lot 67, the City acknowledges its responsibility to investigate options to maximise the value of the land both in terms of potential commercial viability by way of sale or lease of the property, and the optimisation of infrastructure. Efficiencies in operating costs is also important.

The needs and feasibility study has examined four options including a 'do nothing' option. The redevelopment proposal provided to the City was also assessed with a view to optimise the financial and community benefit of the City's freehold land at this location.

The City also acknowledges the financial cost of providing community facilities and services for its residents and therefore any development or redevelopment of existing facilities requires independent financial feasibility studies, cash flow projections and/or the establishment of commercial venture models.

#### Sustainability Considerations

In considering the redevelopment opportunity for the Woodvale Community Hub, the development of a new community facility will employ design principles that provide for longevity, diversity, accessibility and inclusiveness.

Community facilities should provide the opportunity for community-based events and activities that encourage social interaction between all cohorts of the community. Facilities should also encourage participation, anticipate the needs of the community, be adaptable to community preferences in terms of access to services, and support local organisations and community groups in their service delivery.

### Liaison Protocol

Of key importance to the Woodvale Community Hub project is the identification of, and liaison with, community and City stakeholders. Stakeholder engagement has commenced as part of the needs analysis, however, prior to any proposed changes taking place to a site that incorporates a well-used public library, community consultation is an imperative. This will be undertaken in accordance with City's *Community Consultation Policy*.

Identifying and considering the needs and opinions of stakeholders is necessary to ensure that current and future residents benefit from the facilities and services provided from Lot 67.

Any liaison regarding redevelopment and/or land rationalisation concerning Lot 67 will be undertaken with the highest levels of probity, in accordance with the City's governance processes and at all times in the City's best interests.

### **Issues and options considered**

It is viewed as necessary that the Major Projects and Finance Committee and Council consider and affirms the philosophy and key parameters for the provision of community facilities within the Woodvale Community Hub as the redevelopment of the site may be an outcome.

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

#### **Legislation**

*Local Government Act 1995.*  
*Local Government (Functions and General) Regulations 1996.*

#### **Strategic Community Plan**

##### **Key theme**

Community Wellbeing.

##### **Objective**

To provide facilities of the highest quality which reflect the needs of the community now and into the future.

##### **Strategic initiative**

Support a long-term approach to significant facility upgrades and improvements.

Employ facility design principles that will provide for longevity, diversity and inclusiveness and where appropriate, support decentralising the delivery of City services.

##### **Policy**

*Access and Inclusion Plan 2018 – 2021.*  
*Community Consultation Policy.*  
*Environmentally Sustainable Design for City Buildings Policy.*

### **Risk management considerations**

The City will undertake extensive risk management assessment and monitoring as part of the key parameters for the project.

### **Financial/budget implications**

The two facilities at Woodvale Community Hub currently cost approximately \$1.1 million per year to operate and maintain, comprising of approximately \$1 million for Woodvale Library and approximately \$0.1 million for Woodvale Community Centre. These operating costs include; depreciation, employment expenses, building maintenance, cleaning and utilities.

The City's key financial target is to improve its operating results and then maintain a moderate operating surplus. A revised operating cost of less than \$1.1 million to enable the project to contribute to an improvement in the city's operating results would be beneficial.

### **Regional significance**

Not applicable.

### **Sustainability implications**

The sustainability considerations are outlined in this report.

### **Consultation**

All community consultation will be in accordance with the City's *Community Consultation Policy*.

### **COMMENT**

The philosophy and key parameters for the potential redevelopment of Lot 67 (5) Trappers Drive, Woodvale identified as the Woodvale Community Hub project have been developed for Council's endorsement.

It is important to note that the City is embarking on a Joondalup Libraries Strategy with the focus on future provision of a modern library service that is efficient and adaptable.

The findings forthcoming from the needs analysis will be incorporated into the above strategy and will be considered during any negotiations regarding the potential redevelopment of the Woodvale Community Hub.

### **VOTING REQUIREMENTS**

Simple Majority.

*Cr Raftis left the meeting room at 7.05pm and returned at 7.06pm.*

### **OFFICER'S RECOMMENDATION**

That Council ENDORSES the Philosophy and Key Parameters for the redevelopment of the Woodvale Community Hub – Lot 67 (5) Trappers Drive, Woodvale detailed in this Report:

- 1 Philosophy (Project Vision):
  - 1.1 The provision of community facilities and services is a vital component of the fabric of the City of Joondalup community;
  - 1.2 The City recognises its continued role in the provision of facilities and services for the community at the Woodvale Community Hub;
  - 1.3 Residents of the future will be considered in the decisions made concerning community facilities and the City's land portfolio both in terms of service provision and financial impacts;

- 1.4 Consideration of the outcome of the needs and feasibility study will allow the City to take into account the continued role of these facilities and ensure that services and any new facility provided is of the highest quality and reflects the needs of the community now and into the future;

2 Key Parameters:

2.1 Governance:

- 2.1.1 Key initiatives or redevelopment proposals will only be instigated following consideration of the options by Council;
- 2.1.2 Commercial negotiations to be undertaken with the highest level of probity;
- 2.1.3 Legislative requirements and governance processes will be adhered to;
- 2.1.4 Consistency with City strategies, plans, and governance protocols;

2.2 Land Use and Built Form:

- 2.2.1 Optimisation of land use and built form to enhance the amenity for residents and users;
- 2.2.2 Maximise usage to allow for a wide variety of activities and services;
- 2.2.3 Highly adaptable, incorporating latest relevant design principles;
- 2.2.4 Facilities to be multi-purpose and allow for multi-use;
- 2.2.5 Aligned with the City's Access and Inclusion Plan 2018-2021;
- 2.2.6 Provide equitable access to all residents and users;

2.3 Environmental Considerations:

- 2.3.1 Consideration of contemporary architectural and construction techniques where cost-effective;
- 2.3.2 Commitment to using environmentally sustainable design principles when cost-effective;
- 2.3.3 Energy reduction and water consumption efficiencies;

2.4 Fiscal Responsibility and Commerciality:

- 2.4.1 Maximise the value of the land both in terms of potential commercial return for sale, lease or the optimisation of existing infrastructure;
- 2.4.2 Any redevelopment to include a positive contribution to the current operating costs;
- 2.4.3 Due diligence and financial cost benefit analysis;

- 2.4.4 Financial analysis will be undertaken as part of any recommendations to Council;
- 2.5 Sustainability Considerations:
  - 2.5.1 Proposed options to employ design principles that will provide for longevity, diversity, accessibility and inclusiveness;
  - 2.5.2 Facilities provided should encourage participation, anticipate the needs of the community, be adaptable to community preferences, and support local organisations and community groups in their service delivery;
- 2.6 Liaison Protocol:
  - 2.6.1 Identification of, and liaison with, key stakeholders;
  - 2.6.2 Liaison to be undertaken in accordance with the City's governance processes and a high level of probity;
  - 2.6.3 Community consultation in accordance with City's Community Consultation Policy and Protocol.

**MOVED Mayor Jacob, SECONDED Cr McLean that Council ENDORSES the Philosophy and Key Parameters for the redevelopment of the Woodvale Community Hub – Lot 67 (5) Trappers Drive, Woodvale detailed in this Report:**

**1 Philosophy (Project Vision):**

- 1.1 **The provision of community facilities and services is a vital component of the fabric of the City of Joondalup community;**
- 1.2 **The City recognises its continued role in the provision of facilities and services for the community at the Woodvale Community Hub;**
- 1.3 **Residents of the future will be considered in the decisions made concerning community facilities and the City's land portfolio both in terms of service provision and financial impacts;**
- 1.4 **Consideration of the outcome of the needs and feasibility study will allow the City to take into account the continued role of these facilities and ensure that services and any new facility provided is of the highest quality and reflects the needs of the community now and into the future;**

**2 Key Parameters:**

**2.1 Governance:**

- 2.1.1 **Key initiatives or redevelopment proposals will only be instigated following consideration of the options by Council;**
- 2.1.2 **Commercial negotiations to be undertaken with the highest level of probity;**
- 2.1.3 **Legislative requirements and governance processes will be adhered to;**

**2.1.4 Consistency with City strategies, plans, and governance protocols;**

**2.2 Land Use and Built Form:**

**2.2.1 Optimisation of land use and built form to enhance the amenity for residents and users;**

**2.2.2 Maximise usage to allow for a wide variety of activities and services;**

**2.2.3 Highly adaptable, incorporating latest relevant design principles;**

**2.2.4 Facilities to be multi-purpose and allow for multi-use;**

**2.2.5 Aligned with the City's Access and Inclusion Plan 2018-2021;**

**2.2.6 Provide equitable access to all residents and users;**

**2.3 Environmental Considerations:**

**2.3.1 Consideration of contemporary architectural and construction techniques where cost-effective;**

**2.3.2 Commitment to using environmentally sustainable design principles when cost-effective;**

**2.3.3 Energy reduction and water consumption efficiencies;**

**2.4 Fiscal Responsibility and Commerciality:**

**2.4.1 Maximise the value of the land both in terms of potential commercial return for sale, lease or the optimisation of existing infrastructure;**

**2.4.2 Any redevelopment to include a positive contribution to the current operating costs;**

**2.4.3 Due diligence and financial cost benefit analysis;**

**2.4.4 Financial analysis will be undertaken as part of any recommendations to Council;**

**2.5 Social and Commercial Considerations:**

**2.5.1 Proposed options to employ design principles that will provide for longevity, diversity, accessibility and inclusiveness;**

**2.5.2 Facilities provided should encourage participation, anticipate the needs of the community, be adaptable to community preferences, and support local organisations and community groups in their service delivery;**

**2.6 Liaison Protocol:**

**2.6.1 Identification of, and liaison with, key stakeholders;**

**2.6.2 Liaison to be undertaken in accordance with the City's governance processes and a high level of probity;**

**2.6.3 Community consultation in accordance with City's Community Consultation Policy and Protocol.**

**The Motion was Put and**

**CARRIED (6/0)**

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

*Appendix 5 refers*

*To access this attachment on electronic document, click here: [Attach5agnMPF200907.pdf](#)*

**ITEM 8                    CONFIDENTIAL – STATUS REPORT ON THE  
INTEREST IN CITY FREEHOLD LAND - LOT 67 (5)  
TRAPPERS DRIVE, WOODVALE**

<b>WARD</b>	All
<b>RESPONSIBLE DIRECTOR</b>	Mr Garry Hunt Office of the CEO
<b>FILE NUMBER</b>	107525
<b>ATTACHMENTS</b>	Attachment 1    Location Plan Attachment 2    Site Plan
	<i>(Please Note: The Report and Attachments are confidential and will appear in the official Minute Book only).</i>
<b>AUTHORITY / DISCRETION</b>	Information - includes items provided to Council for information purposes only that do not require a decision of Council (that is for 'noting').

---

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

- *A matter that if disclosed, would reveal information that has a commercial value to a person.*

A full report was provided to elected members under separate cover. The report is not for publication.

*The Chief Executive Officer left the meeting room at 7.17pm and returned at 7.19pm.*

*Mayor Jacob left the meeting room at 7.18pm and returned at 7.23pm.*

*Cr Jones left the meeting room at 7.24pm and returned at 7.27pm.*

**MOVED Cr Thompson, SECONDED Cr McLean that Council:**

- 1        AUTHORISES the Chief Executive Officer to commence negotiations with the owners of Woodvale Boulevard Shopping Centre on potential redevelopment and rationalisation options for Lot 67 (5) Trappers Drive, Woodvale the progress of which to be reported back to Council;**
- 2        NOTES the progress of the needs and feasibility study concerning Lot 67 (5) Trappers Drive, Woodvale;**
- 3        NOTES that on finalisation of the needs and feasibility study the outcome will be presented to elected members.**

**The Motion was Put and**

**CARRIED (6/0)**

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

## **ITEM 6                      CONFIDENTIAL OCEAN REEF MARINA - PROJECT STATUS**

<b>WARD</b>	North-Central
<b>RESPONSIBLE DIRECTOR</b>	Mr Garry Hunt Office of the CEO
<b>FILE NUMBER</b>	04171
<b>ATTACHMENTS</b>	Attachment 1    Summary of Major Project Milestones Attachment 2    Draft Preferred Concept (Work in Progress) Attachment 3    Risk Management Assessment  (Please Note: <i>The Report and Attachments are Confidential and will appear in the Official Minute Book only</i> )
<b>AUTHORITY / DISCRETION</b>	Information - includes items provided to Council for information purposes only that do not require a decision of Council (that is for 'noting').

---

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.

*Cr Thompson left the meeting room at 7.53pm and returned at 7.54pm.*

**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 preparation of the Ocean Reef Marina Development Agreement between the City and DevelopmentWA will be presented to the Major Projects and Finance Committee at a future meeting;**
- 3        a draft Ocean Reef Marina Business Plan will be presented to Council, via the Major Projects and Finance Committee, at a future meeting.**

**The Motion was Put and**

**CARRIED (6/0)**

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

**ITEM 7**                      **CONFIDENTIAL - STATUS REPORT ON WARWICK COMMUNITY FACILITIES – WARWICK ACTIVITY CENTRE**

<b>WARD</b>	All
<b>RESPONSIBLE DIRECTOR</b>	Mr Garry Hunt Office of the CEO
<b>FILE NUMBER</b>	105946, 63627
<b>ATTACHMENTS</b>	Attachment 1    Centre Location Plan Attachment 2    Warwick Community Facilities Attachment 3    Local Crown land sites  (Please Note: <i>The Report and Attachments are Confidential and will appear in the Official Minute Book only</i> )
<b>AUTHORITY / DISCRETION</b>	Information - includes items provided to Council for information purposes only that do not require a decision of Council (that is for 'noting').

---

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

- *Such other matters as may be prescribed.*

A full report was provided to elected members under separate cover. The report is not for publication.

**MOVED** Cr Thompson, **SECONDED** Mayor Jacob that the Major Projects and Finance Committee:

- 1**      **NOTES** the progress of the needs, planning and commercial analysis concerning the Warwick Community Facilities on Lot 3 (12) Dorchester Avenue, Warwick, Lot 920 (2) Dugdale Street, Warwick and Lot 905 (6) Dugdale Street, Warwick;
- 2**      **NOTES** that the City will make additional contact with the two major adjoining landowners;
- 3**      **NOTES** that on finalisation of the of needs, planning and commercial analysis the outcome will be presented to elected members.

**The Motion was Put and** **CARRIED (6/0)**

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

**ITEM 8                    CONFIDENTIAL – STATUS REPORT ON THE  
INTEREST IN CITY FREEHOLD LAND - LOT 67 (5)  
TRAPPERS DRIVE, WOODVALE**

<b>WARD</b>	All
<b>RESPONSIBLE DIRECTOR</b>	Mr Garry Hunt Office of the CEO
<b>FILE NUMBER</b>	107525
<b>ATTACHMENTS</b>	Attachment 1    Location Plan Attachment 2    Site Plan
	<i>(Please Note: The Report and Attachments are confidential and will appear in the official Minute Book only).</i>
<b>AUTHORITY / DISCRETION</b>	Information - includes items provided to Council for information purposes only that do not require a decision of Council (that is for 'noting').

---

This Item was dealt with earlier in the meeting, after Item 5 – Opportunity for Redevelopment of the Woodvale Community Hub – Philosophy and Parameters, page 51 refers.

### **RESUMPTION OF ORDER OF BUSINESS**

**MOVED** Cr Logan, **SECONDED** Cr McLean that the Major Projects and Finance Committee **RESUMES** the operation of clause 4.3 of the *City of Joondalup Meeting Procedures Local Law 2013 – Order of Business*.

The Procedural Motion was Put and

**CARRIED (6/0)**

In favour of the Procedural Motion: Cr Logan, Mayor Jacob, Crs Jones, McLean, 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 8.05pm; the following Committee Members being present at that time:

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