

# minutes

## Major Projects and Finance Committee

MEETING HELD ON

MONDAY 8 MARCH 2021

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**Note:**

Clause 15.10 of the City's *Meeting Procedures Local Law 2013* states:

*This local law applies generally to committee meetings except for clause 7.1 in respect of members seating and clause 7.8 in respect of limitation on members speaking.*

## CITY OF JOONDALUP

### MINUTES OF THE MAJOR PROJECTS AND FINANCE COMMITTEE MEETING HELD IN CONFERENCE ROOM 1, JOONDALUP CIVIC CENTRE, BOAS AVENUE, JOONDALUP ON MONDAY 8 MARCH 2021.

#### ATTENDANCE

##### Committee Members

Cr John Logan	<i>Presiding Member</i>
Mayor Hon. Albert Jacob, JP	
Cr John Raftis	<i>Deputy Presiding Member</i>
Cr Russell Poliwka	
Cr Tom McLean, JP	
Cr Nige Jones	
Cr Suzanne Thompson	

##### Observers

Cr John Chester  
Cr Philippa Taylor

##### Officers

Mr Mat Humfrey	Acting Chief Executive Officer	
Mr Nico Claassen	Director Infrastructure Services	
Mr Brad Sillence	Manager Governance	
Mr Blignault Olivier	Manager City Projects	
Mr Scott Collins	Senior Projects Officer	<i>until 7.06pm</i>
Mrs Wendy Cowley	Governance Officer	
Mrs Natasha Mossman	Governance Officer	

#### DECLARATION OF OPENING

The Presiding Member declared the meeting open at 5.49pm.

## DECLARATIONS OF FINANCIAL INTEREST / PROXIMITY INTEREST / INTEREST THAT MAY AFFECT IMPARTIALITY

### Disclosures of Financial Interest / Proximity Interest

Nil.

### Disclosures of interest affecting impartiality

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

<b>Name / Position</b>	<b>Cr John Logan.</b>
<b>Item No. / Subject</b>	Item 2 - Edgewater Quarry - Community Consultation.
<b>Nature of Interest</b>	Interest that may affect impartiality.
<b>Extent of Interest</b>	Cr Logan is a member of interested parties including the Kingsley and Greenwood Residents Associations which provided a submission on the Edgewater Quarry Draft Concept Plan.

<b>Name / Position</b>	<b>Cr John Chester.</b>
<b>Item No. / Subject</b>	Item 2 - Edgewater Quarry - Community Consultation.
<b>Nature of Interest</b>	Interest that may affect impartiality.
<b>Extent of Interest</b>	Cr Chester is a member of the Kingsley Greenwood Residents Association and Friends of Yellagonga Regional Park.

<b>Name / Position</b>	<b>Mr Mat Humfrey, Acting Chief Executive Officer.</b>
<b>Item No. / Subject</b>	Item 2 - Edgewater Quarry - Community Consultation.
<b>Nature of Interest</b>	Interest that may affect impartiality.
<b>Extent of Interest</b>	Mr Humfrey is a former member of the Advisory Committee and resides in Edgewater.

<b>Name / Position</b>	<b>Cr Philippa Taylor.</b>
<b>Item No. / Subject</b>	Item 3 - Ocean Reef Marina - Project Status.
<b>Nature of Interest</b>	Interest that may affect impartiality.
<b>Extent of Interest</b>	Cr Taylor is a member of the Ocean Reef Sea Sports Club and the Joondalup Reserve Services League.

## APOLOGIES AND LEAVE OF ABSENCE

Nil.

## **CONFIRMATION OF MINUTES**

### **MINUTES OF THE MAJOR PROJECTS AND FINANCE COMMITTEE MEETING HELD ON 2 NOVEMBER 2020**

**MOVED** Cr Jones, **SECONDED** Cr McLean that the Minutes of the Major Projects and Finance Committee Meeting held on 2 November 2020 be **CONFIRMED** as a true and correct record.

**The Motion was Put and**

**CARRIED (7/0)**

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

## **ANNOUNCEMENTS BY THE PRESIDING MEMBER WITHOUT DISCUSSION**

Nil.

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

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

## **PETITIONS AND DEPUTATIONS**

Nil.

## REPORTS

### ITEM 1 **HEATHRIDGE PARK MASTERPLAN – COMMUNITY CONSULTATION**

<b>WARD</b>	North Central
<b>RESPONSIBLE DIRECTOR</b>	Mr Mat Humfrey Acting Chief Executive Officer
<b>FILE NUMBER</b>	04361, 101515
<b>ATTACHMENTS</b>	Attachment 1 Heathridge Park Concept Plan Attachment 2 Community Consultation Outcomes Report
<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.

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#### PURPOSE

For Council to consider the results of the community consultation undertaken for the proposed Heathridge Park Concept Plan and agree to progress the project.

#### EXECUTIVE SUMMARY

Heathridge Park is a 9.3 hectare active sporting park located at 16 Sail Terrace, Heathridge.

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 which included redevelopment options for the site. At its meeting held on 15 September 2020 (CJ138-09/20 refers), Council noted the results of the feasibility study and endorsed the indicative Heathridge Park Concept Plan (Attachment 1 refers) for the purpose of community consultation.

The community was invited to provide feedback on the Draft Concept Plan for Heathridge Park from 26 November to 17 December 2020. Feedback was sought by way of a comment form to determine community support for the proposal. The City directly engaged with 4,542 stakeholders and respondents were asked to indicate their general level of support for the Draft Concept Plan and for individual key components of the plan.

The City collected 216 valid responses throughout the 21 day advertised consultation period. In addition to this, a letter was received from the 'Key Stakeholders' at Heathridge Park (comprising the Ocean Ridge Junior Football Club, Ocean Ridge Amateur Football Club, Ocean Ridge Cricket Club, Ocean Ridge Junior Cricket Club and the Ocean Ridge Tennis Club). 58% of respondents indicated that they either support or strongly support the Draft Concept Plan, 8% were neutral and 27% oppose or strongly oppose.

Comments provided from respondents included general support for the redevelopment of Heathridge Park however there was strong opposition against the proposal to reduce the number of tennis courts from ten courts to six, particularly from respondents associated with the two tennis clubs at Heathridge Park.

Other key matters raised in the comments included insufficient car parking (both existing and proposed), the need for a two-storey building, need for more storage facilities, general opposition to the concept plan and support for the second playing field to be bigger.

The proposed next stage of the project is to review the concept design, taking into consideration the results of the community consultation.

*It is therefore recommended that Council:*

- 1 *NOTES the findings of the community consultation undertaken for the Heathridge Park Concept Plan;*
- 2 *REQUESTS the Chief Executive Officer to arrange for a review of the Heathridge Park Concept Design and associated capital and operating costs, including the following considerations:*
  - 2.1 *retention of existing tennis infrastructure;*
  - 2.2 *scope and location of the proposed multipurpose facility;*
  - 2.3 *additional car parking provision;*
- 3 *NOTES that the concept design review will consider the comments from the community consultation and that a further report on the design review process will be presented to the Major Projects and Finance Committee at a future meeting.*

## **BACKGROUND**

Heathridge Park is a 9.3 hectare active sporting park located at 16 Sail Terrace, Heathridge. 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, 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. 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.

At its meeting held on 15 September 2020 (CJ138-09/20 refers), Council noted the results of the feasibility study and endorsed the indicative Heathridge Park Concept Plan for the purpose of community consultation, as follows:

- “1     *NOTES the details of the draft Heathridge Park Master Plan Needs and Feasibility Study as outlined in Report CJ138-09/20;*
- 2     *ENDORSES the indicative Heathridge Park Concept Plan Forming Attachment 2 to Report CJ138-09/20 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”.*

## DETAILS

The community consultation on the Heathridge Park Concept Plan was undertaken from 26 November to 17 December 2020. Feedback was sought by way of a Comment Form to determine community support for the proposal.

A total of 4,542 stakeholders were directly engaged by the City by email and post. Stakeholders identified included:

- Residents and Landowners in Heathridge and Beldon within 500 metres from Heathridge Park (1,217).
- Heathridge Park sporting clubs and facility user groups (34).
- Community Engagement Network Members (3,267).
- Local Resident / ratepayer groups (2).
- Local businesses (14).
- Local schools (6).
- Local parliamentarians / politicians (2).

In addition to directly contacting identified stakeholders via post and email, the City advertised the consultation to other community members via the following means:

- Webpage linked through the "Community Consultation" section of the City's website.
- Four signs erected at Heathridge Park.
- E-screen displays visible on the e-screens located at the City's customer services centres, libraries and Craigie Leisure Centre.
- Joondalup Voice article published in the *Joondalup Times* community newspaper on 26 November 2020 (print and online).
- Facebook posts published through the City's Facebook account.

During the consultation period five meetings were held between representatives of the City and representatives of eight of the sporting clubs and facility user groups. The meetings provided the opportunity for the groups to be briefed on the consultation process and to ask questions about the Draft Concept Plan.

### Engagement results

Respondents were asked to indicate their general level of support for the Draft Concept Plan and for individual key components of the plan. The City collected 216 valid responses throughout the 21 day advertised consultation period.

The majority of respondents (58%) indicated that they either "support" or "strongly support" the Draft Concept Plan, 8% indicated they were neutral and 27% indicated they oppose or strongly oppose the Draft Concept Plan.

Comments provided from respondents generally indicated support for the project however there was relatively strong opposition against the proposal to reduce the number of tennis courts from ten courts to six, particularly from respondents identifying as being associated with the two tennis clubs at Heathridge Park.

Other key matters identified from the consultation included insufficient car parking (both existing and proposed), the need for a two-storey building, need for more storage facilities, general opposition to the concept plan and support for the second playing field to be bigger.

Detailed results of the community consultation are provided in Attachment 2 to this Report.

## Issues and options considered

It is considered that Council has two options, to either agree or not to agree to progress 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** *Requests for New or Capital Upgrades to Existing Community Buildings Policy.*  
*Public Art Policy.*  
*Asset Management 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. Also if the project does not proceed the City may miss out on the opportunity for access to State Government capital funding.

Any capital project brings risks in relation to contingencies and scope variations against original design. The capital cost estimate is based on concept designs and may differ once further detailed designs are undertaken for the project.

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>	\$ 16,276
<b>Proposed cost</b>	\$ Nil.
<b>Balance</b>	\$ 208,724

### Future financial year impact

Financial projections in the needs and feasibility study were prepared to assist with community consultation and future feasibility on the project. The projections are best estimates at this point in time, based on the indicative Heathridge Park Concept Plan. There is a level of risk and uncertainty in the projections and the actual impacts will vary in response to further consideration of design options. The financial projections will be continually updated as the project progresses.

#### *Capital Costs*

The estimated construction costs associated with the concept plan is approximately \$15.6 million. This is an indicative estimate based on key features of the concept plan and is subject to further review.

There is currently no capital funding listed in future years of the *Strategic Financial Plan* for the redevelopment of Heathridge Park. The City will look to obtain grants from both State and Federal Government to help deliver the project. It should be noted that there have been recent announcements regarding funding for the Heathridge Park redevelopment, in the lead up to the March 2021 State election. Further details on these announcements will be sought in due course.

#### *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 plan, 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 could therefore provide operating savings of at least \$100,000 per annum.

The improved projected subsidy levels are based on estimated cost efficiencies associated with contemporary community facilities. It is considered that a 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.

The operating deficit will be reviewed as the concept design is refined, if Council agrees to proceed with the project.

#### *Summary Financial Comments*

The redevelopment of the existing facilities at Heathridge Park should provide an ongoing financial benefit to the City. 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.

## **Regional significance**

Not applicable.

## **Sustainability implications**

Sustainability implications were considered 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. Depending on the final concept plan there may be a need to remove a small number of trees, however this will be avoided where possible. The concept plan proposes to replace any removed trees at a ratio of six trees for every one tree removed. An arborist report would be undertaken prior to deciding to remove any significant trees.

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. General community consultation was recently undertaken, and the results are detailed in this report.

## **COMMENT**

The community consultation resulted in general support for the Heathridge Park concept plan however, there are certain aspects of the proposed plan that resulted in opposition from the community.

If Council decides to progress the project the next phase would include:

- Alternative concept design options, including consideration of:
  - retention of existing tennis infrastructure
  - scope and location of the proposed multipurpose facility
  - additional car parking provision
- further consultation with key stakeholders
- cost estimates and financial analysis
- funding strategy - allocation of funding / grant opportunities.

A report on the outcomes of the next phase of the project will be presented at a future meeting of the Major Projects and Finance Committee.

## **VOTING REQUIREMENTS**

Simple Majority.

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

- 1 NOTES the findings of the community consultation undertaken for the Heathridge Park Concept Plan;**
- 2 REQUESTS the Chief Executive Officer to arrange for a review of the Heathridge Park Concept Design and associated capital and operating costs, including the following considerations:**
  - 2.1 retention of existing tennis infrastructure;**
  - 2.2 scope and location of the proposed multipurpose facility;**
  - 2.3 additional car parking provision;**
- 3 NOTES that the concept design review will consider the comments from the community consultation and that a further report on the design review process will be presented to the Major Projects and Finance Committee at a future meeting.**

**The Motion was Put and**

**CARRIED (7/0)**

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

*Appendix 1 refers*

*To access this attachment on electronic document, click here: [Attach1agnMPFC210308.pdf](#)*

**Disclosures of interest affecting Impartiality**

<b>Name / Position</b>	<b>Cr John Logan.</b>
<b>Item No. / Subject</b>	Item 2 - Edgewater Quarry - Community Consultation.
<b>Nature of Interest</b>	Interest that may affect impartiality.
<b>Extent of Interest</b>	Cr Logan is a member of interested parties including the Kingsley and Greenwood Residents Associations which provided a submission on the Edgewater Quarry Draft Concept Plan.

<b>Name / Position</b>	<b>Cr John Chester.</b>
<b>Item No. / Subject</b>	Item 2 - Edgewater Quarry - Community Consultation.
<b>Nature of Interest</b>	Interest that may affect impartiality.
<b>Extent of Interest</b>	Cr Chester is a member of the Kingsley Greenwood Residents Association and Friends of Yellagonga Regional Park.

<b>Name / Position</b>	<b>Mr Mat Humfrey, Acting Chief Executive Officer.</b>
<b>Item No. / Subject</b>	Item 2 - Edgewater Quarry - Community Consultation.
<b>Nature of Interest</b>	Interest that may affect impartiality.
<b>Extent of Interest</b>	Mr Humfrey is a former member of the Advisory Committee and resides in Edgewater.

**ITEM 2** **EDGEWATER QUARRY – COMMUNITY CONSULTATION**

<b>WARD</b>	North-Central
<b>RESPONSIBLE DIRECTOR</b>	Mr Mat Humfrey Acting Chief Executive Officer
<b>FILE NUMBER</b>	37544, 101515, 108951
<b>ATTACHMENTS</b>	Attachment 1 Community Consultation Outcomes Report – Edgewater Quarry Draft Preferred Concept Plan Attachment 2 Edgewater Quarry Site Plan Attachment 3 Historical Information – Edgewater Quarry Master Plan Project Attachment 4 Additional Submission – Edgewater Primary School
<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 outcomes of the Edgewater Quarry Draft Preferred Concept Plan Community Consultation.

## EXECUTIVE SUMMARY

At its meeting held on 21 July 2020 (CJ098-07/20 refers) it was agreed and carried unanimously that Council:

- “1 *NOTES that the Edgewater Quarry Community Reference Group accepted the draft preferred Edgewater Quarry Concept Plan forming Attachment 2 to Report CJ098-07/20 as representative of the agreed aspirations for the Edgewater Quarry Development;*
- 2 *ENDORSES the draft preferred Edgewater Quarry Concept Plan forming Attachment 2 to Report CJ098-07/20 for community consultation.”*

The community consultation was subsequently undertaken from 15 October to 11 November 2020. A total of 836 valid responses were received as well as feedback from a number of groups/organisations and government stakeholders.

The results of the community consultation are provided in the Community Consultation Outcomes Report, Edgewater Quarry Draft Preferred Concept Plan (Attachment 1 refers). A summary of the community consultation outcomes is provided in this Report.

As indicated in the Community Consultation Outcomes Report (Attachment 1 refers), a mixed response to the elements of the Draft Preferred Concept Plan was received. Elements of retention and enhancement of existing native bushland and the provision of Public Open Space were strongly supported while elements relating to the provision of any road reserve or access road through the site, mixed residential and retail / commercial / food and beverage and medium or high density residential were strongly opposed.

*It is therefore recommended that Council:*

- 1 *NOTES the Community Consultation Outcomes Report – Edgewater Quarry Draft Preferred Concept Plan forming Attachment 1 to this Report;*
- 2 *NOTES that the Edgewater Quarry Draft Preferred Concept Plan was not supported by the majority of respondents to the community consultation;*
- 3 *NOTES the Chief Executive Officer will undertake the required investigation to determine the presence and level of contamination of the site as required by the Department of Water and Environmental Regulation;*
- 4 *AGREES that a report be presented on the results of the contamination investigation and its impact on the future of the Edgewater Quarry.*

## BACKGROUND

Edgewater Quarry is a large undeveloped site covering approximately 17 hectares (Attachment 2 refers). The site is bound by Regatta Drive, Treetop Avenue and Joondalup Drive, Edgewater.

The development of the site has been considered for a number of years and Attachment 3 to this Report provides historical information regarding the Edgewater Quarry Masterplan project.

The Edgewater Quarry Community Reference Group (EQCRG) was established by Council at its meeting held on 12 December 2017 (CJ209-12/17 refers), and consists of His Worship the Mayor, Elected Members for North Central Ward and 20 community representatives. The Terms of Reference endorsed by Council at its meeting held on 12 December 2017 (CJ209-12/17 refers) are as follows:

- Examine the future options for the Edgewater Quarry site.
- Assist with the development of a concept plan.
- Identify and discuss the issues and concerns of the community and stakeholders around the options for the Edgewater Quarry site.
- Represents the interests of the wider community.
- Act as a conduit to disseminate information and feedback to and from the wider community.
- Liaise with extended networks and community groups to facilitate information sharing concerning Edgewater Quarry.

The EQCRG met on five occasions to develop a draft preferred concept plan for the Edgewater Quarry development and several potential concept plan options were prepared. In developing the options, the EQCRG identified the following key high level design outcomes that should be incorporated into the draft preferred concept plan:

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

Based on discussions and agreement of the EQCRG, the draft preferred concept plan was prepared by consultants Taylor Burrell Barnett and presented to the EQCRG in July 2020. The EQCRG agreed that the plan accurately reflected discussion and agreement. The draft preferred concept plan was subsequently presented to Council at its meeting held on 21 July 2020 (CJ098-07/20 refers). The plan provided the following:

- Total residential dwellings: 229
  - Medium density: 20
  - High density: 144
  - Mixed use 65

- Total POS / conservation / drainage: 12.1319 ha
- Total commercial / mixed use: 2.0602 ha
- Traffic calming and design features through the centre of the development to minimise / mitigate the potential of a “rat run” from Regatta Drive through the development to Joondalup Drive (and reverse). These measures would create attractive, village centre-type design providing quality urban streetscapes with safe pedestrian thoroughfares.
- Training field with associated community facilities.
- Improved streetscape treatment.

The plan proposed commercial / retail fronting onto Joondalup Drive, with car parking behind the buildings and a mixed-use area fronting onto the main thoroughfare and community facilities adjacent to a proposed sports training field. High density residential was located within the centre of the development with buildings overlooking the sports field and multi-use thoroughfare as well as overlooking the natural bushland to the south. Medium density residential (single block, town-house type development) was located to the east providing an attractive outlook on approach to the development (from Regatta Drive) while minimising the visual impact on surrounding properties.

The design provided pedestrian (and potentially cycle) access through the existing bushland and through the development with pockets of community amenities and spaces throughout.

The preliminary financial feasibility undertaken on the draft preferred concept plan suggested that, based on the assumptions used, the plan is effectively cost neutral. It was however indicated that a further detailed analysis would be required to test the assumptions and would need to utilise a whole-of-life approach to ensure the development, as proposed in the draft preferred concept plan, was financial sustainable both now and in the future.

## **DETAILS**

The Edgewater Quarry Draft Preferred Concept Plan was developed by the EQCRG in collaboration with planning consultants Taylor Burrell Barnett.

In July 2020 Council noted that the EQCRG accepted the draft preferred Edgewater Quarry Concept Plan as representative of the group’s agreed aspirations for the Edgewater Quarry Development (CJ098-07/20 refers).

Following consideration of the plan, together with the accompanying information provided, Council agreed to endorse the plan for community consultation in July 2020 (CJ098-07/20 refers).

A detailed Community Consultation Plan was prepared, and the community was subsequently invited to provide feedback on draft preferred concept plan from 15 October to 21 November 2020.

The analysis of the feedback received was undertaken resulting in the preparation of the Community Consultation Outcomes Report – Edgewater Quarry Draft Preferred Concept Plan (Attachment 1 refers).

## Summary of Outcomes Report

### Overview

The community was asked to provide feedback on six key sections of the draft preferred concept plan including:

- 1 native bushland
- 2 road reserve
- 3 mixed residential and retail / commercial / food and beverage
- 4 public open space
- 5 medium density residential
- 6 high density residential (including aged care development).

Feedback was sought by way of a comment form to determine the level of community support for the key elements of each of these sections.

A total of 836 valid responses were received during the 28-day consultation period. Feedback was also received from the following groups / organisations and government stakeholders:

- Edgewater Community Residents' Association
- Property College of WA
- Mater Dei College
- Ms Emily Hamilton MLA, Member for Joondalup.

### Summary of the Analysis

Overall, feedback on the various elements of the Draft Preferred Concept Plan was mixed.

- 1 Inclusion of native bushland: Most respondents strongly supported the inclusion of native bushland. Each of key elements in this section were also strongly supported, namely the retention and enhancement of existing native bushland and existing walking and cycling pathways.
- 2 Road reserve: Most respondents strongly opposed all key elements of the road reserve section of the survey.
- 3 Mixed residential and retail / commercial / food and beverage: Most respondents are strongly opposed to all key elements of this section, namely one to two-storey building height along Joondalup Drive, two to five-storey building height adjacent the playing field and three to six-storey building height toward the centre of the site.
- 4 Public Open Space: Approximately half of respondents support or strongly support the layout of public open space throughout the site, including the provision of a playing field for training purposes.
- 5 Medium density residential: Most respondents were strongly opposed to the inclusion of medium density residential housing within any potential development of the Edgewater Quarry site.
- 6 High density residential: Most respondents were also strongly opposed to the inclusion of high density residential housing within any potential development of the Edgewater Quarry site.

Respondents were also asked to provide any additional comments or feedback about the Edgewater Quarry Draft Preferred Concept Plan. The following common themes that emerged included:

- Would like parkland / bushland / open space.
- Would like different / alternative sport / leisure facilities / park infrastructure (especially botanic gardens, skate park, playing fields, play equipment, community building).
- Commercial / retail development is not wanted / needed.
- Residential development is not wanted / needed.
- Through-road is not wanted / needed or concerned about existing traffic / increase to traffic.

The complete Community Consultation Outcomes Report includes the following information:

- Overview.
- Stakeholders directly engaged by the City.
- Consultation Materials.
- Community Open Day.
- Response Rate.
- Demographics.
- Comment Form Questions and Responses.
- Additional Comments or Feedback.
- Appendices including:
  - advertising materials
  - notifications to residents, local members, local schools, stakeholder groups, Community Engagement Network
  - comment form
  - webpage information
  - signage and display posters
  - social media posts
  - newspaper articles
  - responses from groups / organisation and government stakeholders
  - verbatim responses from respondents.

### **Additional Responses**

In addition to the responses received from the due date, a submission was received from Edgewater Primary School on 1 December 2020 (Attachment 4 refers).

### **Issues and options considered**

The release of the draft preferred Edgewater Quarry Concept Plan for community feedback / comment resulted in strong opposition from some members of the Edgewater community.

The information provided to the community indicated that community feedback would assist in the development of a final concept plan for the site which would be utilised for more formal scoping of the project and a more comprehensive financial analysis (Edgewater Quarry Draft Preferred Concept Plan Brochure).

Further, the community was also advised that once a final concept plan for the site had been assessed from a feasibility point of view, the City would embark on an awareness campaign with the intention of eliciting interest from potential developers and investors (Edgewater Quarry Draft Preferred Concept Plan Frequently Asked Questions).

In determining whether to progress with the project, the following issues have been identified and should be taken into consideration:

- During the consultation period some misinformation was circulated in the community and this may have had an impact on the survey results.
- The concept plan endorsed for community consultation is in draft form. Additional work will need to be done on the plan if further feasibility analyses were undertaken.
- The preliminary financial analysis undertaken on the draft concept plan was limited to an assessment of project costs and revenue. It does not represent a cost benefit analysis of the proposed development and makes no assessment of non-financial incentives, including social or community benefit. A further detailed analysis is required to test the assumptions and will utilise a whole-of-life approach to ensure the project is financial sustainability both now and in the future.
- To inform the required detailed financial analysis and to ensure all possible opportunities and constraints are known the following investigations and assessments are required:
  - Traffic and transport assessment.
  - Retail and commercial needs analysis.
  - Detailed geotechnical investigations.
  - Environmental assessment.
  - Social return on investment assessment.

It should be noted that the City has been advised by the Department of Water and Environmental Regulation (DWER) (26 November 2020) that the site has been classified as “Possibly contaminated – investigation required” under section 11 of the *Contaminated Sites Act 2003*. This advice was received after DWER received a complaint from a member of the public, claiming that the site was contaminated.

Consequently, the City is required to undertake further detailed site investigations and that a detailed site investigation report documenting the results of the investigations needs to be submitted to the Department by December 2021. These additional investigations are required irrelevant of whether the Edgewater Quarry Master Plan process is progressed.

- As sections of the site contains remnant vegetation that may be of environmental significance (both flora and fauna), should the Edgewater Quarry Master Plan process be progressed, the project will need to be referred to the Commonwealth Department of Agriculture, Water and the Environment under the *Environmental Protection and Biodiversity Conservation Act 1999*.
- The analysis of the feedback / comment from the Community Consultation indicates that there is limited community support for the draft preferred concept plan.

Taking the above issues into consideration, the following options are identified:

- No further action is undertaken on the Edgewater Quarry Master Plan process at this time - until a future Council resolution determines further action on the project.

- Investigations are undertaken to determine the presence and level of contamination of the site as required by the Department of Water and Environmental Regulation and the outcomes of these investigations are reported back to this Committee to inform any further decisions on how to progress this project;
- The draft preferred concept plan is modified taking into consideration community feedback / comment.
- Continue with the current process by undertaking further assessment and analyses of the draft preferred concept plan (as indicated above) prior to any decision being made to progress the Edgewater Quarry Master Plan process.

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

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

Other applicable legislation includes:

- *Planning and Development Act 2005.*
- *Environmental Protection Act 1986.*
- *Land Administration Act 1997.*
- *Planning and Development (Local Planning Schemes) Regulations 2015.*
- *Environmental Protection, Biodiversity and Conservation Act 1999 (Cwlth).*

### **Strategic Community Plan**

**Key theme**                      Financial Sustainability.

**Objective**                      Major project delivery.

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

**Key theme**                      Economic Prosperity, Vibrancy and Growth.

**Objective**                      Activity Centre development.

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

**Key theme**                      Quality Urban Environment.

**Objective**                      Quality built outcomes.

- Strategic initiative**
- Planning frameworks promote and support adaptive, mixed-use developments with active ground floor uses on appropriately zoned sites.
  - Environmentally sensitive building designs are showcased, promoted and encouraged.

- Buildings and landscaping are suitable for the immediately and reflect community values.

**Policy** *Community Consultation Policy.*

**Risk management considerations**

If no further action is taken at this stage the short to medium term opportunity to further explore the benefits of activation of underutilised space in a central and accessible location; upgrading informal footpaths and cycle paths while retaining native bushland; expanding sports / leisure / play and training facilities; provision of higher density residential and aged persons dwellings; alleviation of traffic congestion along Treetop Avenue and the optimisation of income generating commercial and food and beverage activities along Joondalup Drive will be lost as further investigations and assessments will not be actioned.

In view of the above, the opportunity to attract grant funding or interest from potential investors will be lost as well as the potential to generate a more diverse and additional rates income.

Alternatively, the opportunity to do further investigation should provide clarity on the presence and level of contamination of the site, how the concept plan could be revised to take feedback from the community into account, and how the concept plan can be revised to further improve the potential yield from the development of the site and its contribution to the wider Joondalup community.

However, in view of the submissions received during the consultation process, if Council decides to continue to progress further analysis and assessment of the preferred concept plan, this could result in ongoing community dissatisfaction with the project and the process being followed.

The risk associated with progressing a modified concept plan, taking into account community feedback received, is that further resources will be spent on this project, with no certainty of positive community response, or the ability to achieve a financially sustainable outcome.

**Financial / budget implications**

Community Consultation Expenditure

Signage/Posters		\$ 5,132
Mail-out materials		\$ 3,264
Postage		\$ 1,730
Community Open Day		
Equipment Hire	\$ 2,384	
Tour-set up	\$ 1,650	
Vehicle hire	\$ 1,110	
Security	\$ 412	
Staff	\$ 3,031	
Consultant support	<u>\$ 3,176</u>	\$ 11,763
Advertising – Social Media		\$ 2,000
Miscellaneous		<u>\$ 393</u>
<b>Total</b>		<b>\$ 24,282</b>

### Current financial year impact

<b>Account no.</b>	220-A2201.
<b>Budget Item</b>	City Projects Operating – Edgewater Quarry Masterplan.
<b>Budget amount</b>	\$ 59,000
<b>Amount spent to date</b>	\$ 33,683
<b>Balance</b>	\$ 25,317

The approved 2020-21 Budget provides for community consultation, technical assessments and refinement of the concept plan.

All amounts quoted in this report are exclusive of GST.

### **Regional significance**

The development of the Edgewater Quarry site is considered to have significant benefit to both the local and regional community. Should the project progress, an assessment of this benefit will be undertaken.

### **Sustainability implications**

Development of the quarry does not worsen the operating results for the City. Once fully developed the site should ideally provide a positive operating result or as a worse case at break-even when compared to the current state of the Edgewater Quarry.

### **Consultation**

The results of the recent community consultation are detailed in Attachment 1 to this Report.

### **COMMENT**

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

The EQCRG agreed that the draft preferred concept plan:

- adopts a mix of land uses that are compatible with adjoining land uses
- minimises the impact of noise, traffic and other considerations on adjoining properties
- protects the valuable and sensitive environmental values of the site
- creates public spaces that are inviting and valued by the broader community
- provides a development solution that is cost neutral to the City.

The Edgewater Quarry Community Consultation on the draft preferred concept plan was undertaken in accordance with the City's consultation protocols. Notification of the consultation was targeted at the local community as well as throughout the wider regional community.

Development of the Quarry does not worsen the operating results for the City. Once fully developed the site should ideally provide a positive operating result or as a worse case at break-even when compared to the current state of the Edgewater Quarry.

## **VOTING REQUIREMENTS**

Simple Majority.

**MOVED Cr Jones, SECONDED Cr Logan that Council:**

- 1 NOTES the Community Consultation Outcomes Report – Edgewater Quarry Draft Preferred Concept Plan forming Attachment 1 to this Report;**
- 2 NOTES that the Edgewater Quarry Draft Preferred Concept Plan was not supported by the majority of respondents to the community consultation;**
- 3 NOTES the Chief Executive Officer will undertake the required investigation to determine the presence and level of contamination of the site as required by the Department of Water and Environmental Regulation;**
- 4 AGREES that a report be presented on the results of the contamination investigation and its impact on the future of the Edgewater Quarry.**

**The Motion was Put and**

**CARRIED (7/0)**

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

*Appendix 2 refers*

*To access this attachment on electronic document, click here: [Attach2agnMPFC210308.pdf](#)*



## **BACKGROUND**

### **Project Milestones**

Attachment 1 to this Report provides a summary of the project milestones that have been achieved throughout the life of the Ocean Reef Marina Project.

### **State Government / DevelopmentWA**

In accordance with the terms of the Memorandum of Understanding (MOU) endorsed by Council at its meeting held on 20 February 2018 (CJ031-02/18 refers), the City maintains constant contact with DevelopmentWA on all aspects of the project.

#### Development Agreement

As previously reported to the Major Projects and Finance Committee at its meeting held on 2 November 2020 (Item 1 refers), three separate agreements are required to be negotiated and executed as follows:

- 1 Development Agreement – between the City and DevelopmentWA.
- 2 Land Transfer Agreement – between the City and the State of Western Australia.
- 3 Marina Management Agreement – between DevelopmentWA, marina manager and the City.

The Development Agreement is required pursuant to clause 7.3 of the MOU and will be the legally binding document outlining the City's commitment to the project, including the transfer of the City's freehold land and on-going management and maintenance responsibilities.

### **Construction**

The construction of the extension of Hodges Drive and the deviation of Boat Harbour Quays commenced in July 2020.

As reported to the Major Projects and Finance Committee at its meeting held on 2 November 2020, all required management plans and clearing permits have been approved and all requirements relating to the plans and permits are being adhered to. Indigenous representatives have been on site during clearing to identify potential areas of the Aboriginal significance; to date no significant sites have been identified.

An Access Licence was issued to DevelopmentWA to enable construction to commence on City-owned land.

### **Stakeholder and Community Engagement**

Since the commencement of the early works phase of construction, DevelopmentWA has stepped up its engagement with the community. Weekly media releases are being prepared providing updates on construction and information to clarify and counter the incorrect information that is currently circulating in the community.

Liaison has also occurred with the Construction Working Group made up of local residents, business and community representatives, government representatives and local school representatives as well as representatives from the City.

## DETAILS

### State Government / DevelopmentWA

#### Development Agreement

Negotiations on the Development Agreement between the City and DevelopmentWA are currently on hold pending the outcome of the Major Land Transaction Business Plan process.

#### Heads of Agreement

At its meeting held on 16 February 2021 (CJ019-02/21 refers), Council agreed that it, amongst other things:

- “1 APPROVES the Ocean Reef Marina Heads of Agreement as detailed in Attachment 1 to Report CJ019-02/21;
- 2 REQUESTS the Chief Executive Officer to execute the Ocean Reef Marina Heads of Agreement as detailed in part 1 above;”

Pursuant to the above, the Ocean Reef Marina Heads of Agreement (HoA) has been provided to DevelopmentWA for execution.

It should be noted that the HoA is a non-binding “in-principle” only document which will be superseded by the legally binding Development Agreement. “In-principle” agreement of the undertakings / key principles was required to enable the City to prepare the Major Land Transaction Business Plan.

### Major Land Transaction Business Plan

In addition to the above decision, it was also agreed that Council:

- “3 APPROVES the Ocean Reef Marina Business Plan as detailed in Attachment 2 to Report CJ019-02/21 for public advertising in accordance with section 3.59 of the Local Government Act 1995.

It is anticipated that public advertising will commence on 6 March 2021 via an advertisement in *The West Australian*, concluding on 17 April 2021. Further notification of the public advertising period will align with the requirements as outlined in s3.59 of the *Local Government Act 1995*, including but not limited to:

- *Joondalup Times*
- the City’s consultation webpage
- the City’s community engagement network
- social media platforms
- public notices at Customer Service Centre and City Libraries

The Business Plan will be available for the public to review via the City’s website, Customer Service Centre and the City’s Libraries. Frequently Asked Questions have been prepared to provide the public with additional information and clarification on issues that may be of concern to the community.

Comments received from the community will be presented to Council for consideration at a future Council meeting (anticipated to be May 2021).

## **Stakeholder and Community Engagement**

### Community Open Day

DevelopmentWA hosted a community open day on Sunday 22 November 2020. Held at the Ocean Reef Sea Sports Club (ORSSC), the event was attended by 927 people who had the opportunity to view the latest landscape design, concept plan and other information related to the project. Officers from DevelopmentWA were also on hand to answer community questions. A press conference was held at the event by Premier McGowan who announced WA Limestone and Italia Stone Group as the contractors for the construction of the breakwaters.

### Traffic concerns

DevelopmentWA has scheduled a meeting with residents of Resolute Way who have expressed some concerns regarding the potential increase in traffic arising from the development.

The objectives of the meeting are to identify the main concerns and potential mitigation actions.

### Save Ocean Reef Association

This association has been established in an effort to halt the development of the Ocean Reef Marina. The association has raised several issues they believe necessitates further investigations, including but not limited to, significant Indigenous Heritage issues, failure to comply with statutory regulations (for example the *Local Government Act 1995*), environmental impacts and clearing permits.

DevelopmentWA has responded on numerous occasions to the various issues raised by the association and several Ministerial Media Statements have been released on such matters as Indigenous Heritage and environmental impacts.

Where appropriate the City also provides commentary relating to issues raised that align to the City's involvement in the project.

Since early 2020, DevelopmentWA has engaged the Yunga Foundation to work closely with local Whadjuk people. The Yunga Foundation have met with a dedicated reference group of Traditional Owners who can speak to the cultural significance of the Ocean Reef area.

Two technical officers from the Yunga Foundation have been engaged on the project and Aboriginal monitors have been on-site to oversee the clearing associated with the geotechnical investigations and early works. No heritage or sites of significance were discovered however monitoring will continue as clearing works progress.

## **Construction Progress**

### Early Works

The extension of Hodges Drive and the Boat Harbour Quays deviation are very close to completion.

The next phase of the early works is the construction of a temporary dual use pathway. The pathway will be temporarily diverted to allow for construction works to safely take place and will be reinstated once it is safe to do so. Construction and traffic management plans have been approved by the City and signage giving advance notice to the community will be installed. It is anticipated that works on the path will be completed by late March 2021.

### Breakwater Construction

The preliminary works associated with the breakwater construction have commenced and it is expected that the actual breakwater construction will commence early to mid-March. The required construction and traffic management plans have been approved by the City.

The City issued an Access Licence to DevelopmentWA to enable access to City-owned land for the preliminary works. It should be noted that the issuing of the Access Licence does not contravene s3.59 of the *Local Government Act 1995*, as it is not an agreement by the City to dispose of the land.

### **Issues and options considered**

Not applicable.

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

#### **Legislation**

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

Other applicable legislation includes:

- *Planning and Development Act 2005.*
- *Environmental Protection Act 1986.*
- *Fisheries Adjustment Scheme Act 1987.*
- *Land Administration Act 1997.*
- *Planning and Development (Local Planning Schemes) Regulations 2015.*
- *Environmental Protection, Biodiversity and Conservation Act 1999 (Cwlth).*
- *Native Title Act 1993 (Cwlth).*

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

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

### **Strategic Community Plan**

**Key theme** Economic Prosperity, Vibrancy and Growth.

**Objective** Destination City.

## Risk management considerations

The execution of the MOU ensures that the City's interests in the project are acknowledged and protected. The Development Agreement and Land Transfer Agreement will supersede the MOU and current negotiations are focussing on matters such as land tenure, on-going management responsibilities of a constructed marina and the City's contribution to the construction of community infrastructure (if any).

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

A Risk Assessment Report, dated 25 February 2021, for this phase of the project is provided in Attachment 2 to this Report. It should be noted that the risk assessment is constantly reviewed and amended as the project passes through each phase of the development.

## Financial / budget implications

### Current financial year impact

<b>Account no.</b>	C-1001
<b>Budget Item</b>	Ocean Reef Marina
<b>Budget amount</b>	\$ 124,143
<b>Amount spent to date</b>	\$ 73,936
<b>Balance</b>	\$ 50,207

### Total Project Expenditure (as at 31 January 2021 including internal staff costs)

2007-08	\$ 133,241
2008-09	\$ 968,284
2009-10	\$ 265,793
2010-11	\$ 325,046
2011-12	\$ 388,552
2012-13	\$ 376,393
2013-14	\$ 838,371
2014-15	\$ 1,314,917
2015-16	\$ 1,163,151
2016-17	\$ 575,906
2017-18	\$ 174,832
2018-19	\$ 63,842
2019-20	\$ 146,598
2020-21	\$ 73,936
LESS Grants Received	<u>\$(1,285,500)</u>
Total City Expenditure	\$ 5,523,362

All amounts quoted in this report are exclusive of GST.

### 2020-21

The 2020-21 project budget covers staff costs, communications and marketing (independent of DevelopmentWA's *Stakeholder Engagement Strategy*), legal advice as well as an allocation for the City to undertake financial and economic investigations on the on-going financial impacts (both income and expenditure) of the project.

## Regional significance

The Ocean Reef Marina development will become a significant tourist / visitor destination and a key focal point within the northern Perth corridor.

The DevelopmentWA Business Case for the Ocean Reef Marina indicates that the development will provide sustainable employment opportunities in food and beverage, retail, tourism and marine related industries. It is anticipated that ongoing employment for over 900 people (directly and indirectly) will be generated by the development, with over 200 construction jobs facilitated by the project works and rising to 300 jobs per annum supported over the longer term built-form roll-out.

## Sustainability implications

As previously reported to the Major Projects and Finance Committee at its meeting held on 2 November 2020 (Item 1 refers), the Ocean Reef Marina project is registered for an Infrastructure Sustainability Planning rating from the Infrastructure Sustainability Council of Australia.

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

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

## Consultation

Consultation with both the community, business, State Government agencies and other stakeholders remains a priority for DevelopmentWA.

Over the lifetime of the project, substantial consultation has occurred in a variety of formats, (undertaken by both the City and DevelopmentWA). Community engagement is of particular importance and engagement has occurred through direct mail-outs, media releases, social media, face-to-face, reference groups as well as print and digital media.

The above activities are in addition to the statutory public comment periods such as the Metropolitan Regional Scheme (MRS) Amendment, Public Environmental Review, clearing permit applications and the Ocean Reef Marina Improvement Scheme.

## COMMENT

Since the meeting of the Major Projects and Finance Committee held on 2 November 2020 the project has generally progressed in accordance with the program prepared by DevelopmentWA (refer below).

First Half 2020	Second Half 2020	Late 2021/Early 2022	Late 2022/Early 2023	2025 to 2036+
planning and clearing approvals received, land assembly negotiations	Commence early works & breakwater construction, progress landside design development	Land-side staged development works commence	Marina operations and development build-out commence	Project built form completion

Following the commencement of construction there has been some community opposition and public statements made regarding the project that are not altogether factual. The engagement strategy currently being implemented by DevelopmentWA attempts to ensure the correct information is in the public arena and that all stakeholders are engaged and kept informed.

## **VOTING REQUIREMENTS**

Simple Majority.

**MOVED Cr Jones, SECONDED Mayor Jacob that the Major Projects and Finance Committee NOTES the status of the Ocean Reef Marina project as detailed in this Report.**

**The Motion was Put and**

**CARRIED (7/0)**

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

*Appendix 3 refers*

*To access this attachment on electronic document, click here: [Attach3agnMPFC210308.pdf](#)*

## **ITEM 4** **2020-21 CAPITAL WORKS PROGRAM UPDATE**

<b>WARD</b>	All
<b>RESPONSIBLE DIRECTOR</b>	Mr Nico Claassen Infrastructure Services
<b>FILE NUMBER</b>	107023
<b>ALT FILE NUMBER</b>	101515
<b>ATTACHMENTS</b>	Attachment 1 Capital Works Project Report 2020-21 Attachment 2 Ellersdale Park Clubrooms Refurbishment Attachment 3 Emerald Park Community Facility Upgrade Attachment 4 Whitfords Nodes Park Health and Wellbeing Hub Attachment 5 Burns Beach to Mindarie Dual Use Path Attachment 6 Moolanda Park Landscape Master Plan Attachment 7 Craigie Leisure Centre Upgrades Stage 1 Attachment 8 Chichester Park Clubrooms Redevelopment Attachment 9 Percy Doyle Floodlighting Upgrades Attachment 10 Leafy City Program Attachment 11 Joondalup City Centre Lighting Attachment 12 Emerald Park Floodlighting
<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').

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### **PURPOSE**

For the Major Projects and Finance Committee to note the update on the *2020-21 Capital Works Program* and the bi-monthly project status reports for capital works projects.

### **EXECUTIVE SUMMARY**

The Capital Works Project Report for the 2020-21 program as at 31 January 2020 is attached (Attachment 1 refers).

At the Major Projects and Finance Committee meeting held on 13 July 2020 the committee determined which capital works project reports were required and the frequency of reporting. The bi-monthly project reports are attached (Attachments 2-12 refer).

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

- 1 the report on the Capital Works Projects for 2020-21 as at 31 January 2021 forming Attachment 1 to this Report;*
- 2 the bi-monthly capital works project reports forming Attachments 2 to 12 to this Report.*

## BACKGROUND

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

*“That Council:*

- 1 *BY AN ABSOLUTE MAJORITY ESTABLISHES a Major Projects and Finance Committee, with the role being to:*
  - 1.1 *oversee the progress of the City’s annual capital works program and review of the City’s Five Year Capital Works Program;*
  - 1.2 *make recommendations to Council on modifications of capital works projects and major strategic capital projects;”*

At its meeting held on 13 July 2020 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:

<b>Project Code</b>	<b>Project Description</b>
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 January 2021 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 to 12 to this Report.

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

- Burns Beach to Mindarie Dual Use Path.
- Whitfords Nodes Park Health & Wellbeing Hub.
- Moolanda Park Landscape Master Plan.

### **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.

*The Senior Projects Officer left the room at 7.06pm.*

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

- 1 the report on the Capital Works Projects for 2020-21 as at 31 January 2021 forming Attachment 1 to this Report;**
- 2 the Bi-monthly Project Status reports forming Attachments 2 to 12 to this Report.**

**The Motion was Put and**

**CARRIED (7/0)**

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

*Appendix 4 refers*

*To access this attachment on electronic document, click here: [Attach4agnMPFC210308.pdf](#)*

## **URGENT BUSINESS**

Nil.

## **MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN**

Nil.

## **REQUESTS FOR REPORTS FOR FUTURE CONSIDERATION**

Cr Poliwka requested a report on the Sorrento Beach Enclosure to clarify the current status of the removal of the enclosure and future options.

## **CLOSURE**

There being no further business, the Presiding Member declared the Meeting closed at 7.15pm the following Elected Members being present at that time:

CR JOHN LOGAN  
MAYOR HON. ALBERT JACOB, JP  
CR NIGE JONES  
CR TOM McLEAN, JP  
CR RUSSELL POLIWKA  
CR JOHN RAFTIS  
CR SUZANNE THOMPSON