

minutes

Major Projects and Finance Committee

MEETING HELD ON

MONDAY 17 MARCH 2025

Acknowledgement of Traditional Custodians

The City of Joondalup acknowledges the traditional custodians of the land, the Whadjuk people of the Noongar nation, and recognises the culture of the Noongar people and the unique contribution they make to the Joondalup region and Australia. The City of Joondalup pays its respects to their Elders past and present and extends that respect to all Aboriginal and Torres Strait Islander peoples.

This document is available in alternate formats upon request

joondalup.wa.gov.au

TABLE OF CONTENTS

1	DECLARATION OF OPENING	3
2	DECLARATIONS OF FINANCIAL INTEREST / PROXIMITY INTEREST / INTEREST THAT MAY AFFECT IMPARTIALITY.....	4
3	APOLOGIES AND LEAVE OF ABSENCE	4
4	CONFIRMATION OF MINUTES	4
5	ANNOUNCEMENTS BY PRESIDING MEMBER WITHOUT DISCUSSION.....	5
6	IDENTIFICATION OF MATTERS FOR WHICH THE MEETING MAY BE CLOSED TO THE PUBLIC	5
7	PETITIONS AND DEPUTATIONS	5
8	REPORTS	6
8.1	POP-UP PIAZZA - PROJECT PHILOSOPHY AND PARAMETERS (WARD – NORTH).....	6
8.2	STATUS UPDATE ON THE JOONDALUP CENTRAL BUSINESS DISTRICT PROJECTS CLUSTER (WARD - ALL).....	12
8.3	PROBITY FRAMEWORK FOR THE JOONDALUP CENTRAL BUSINESS DISTRICT PROJECTS CLUSTER (WARD – ALL)	16
8.4	SITE OPTIONS ANALYSIS FOR THE JOONDALUP PERFORMING ARTS CENTRE (WARD – ALL)	21
8.5	QUARTERLY BUSINESS UNIT FINANCIAL REPORT AS AT 31 DECEMBER 2024 (WARD - ALL).....	27
8.6	2026-27 MACNAUGHTON PARK FACILITY UPGRADE (WARD - NORTH).....	31
8.7	2024-25 CAPITAL WORKS PROGRAM UPDATE (WARD - ALL).....	41
8.8	CONFIDENTIAL - STATUS UPDATE - PROJECT AXIOM (WARD - ALL)....	45
9	URGENT BUSINESS	47
10	MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN	47
11	REQUESTS FOR REPORTS FOR FUTURE CONSIDERATION	47
12	CLOSURE	47

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 17 MARCH 2025.

ATTENDANCE

Committee Members:

Cr Adrian Hill	<i>Presiding Member</i>	
Mayor Hon. Albert Jacob, JP		<i>absent from 6.59pm to 7.03pm</i>
Cr Christopher May, JP	<i>via electronic means</i>	<i>from 6.02pm to 7.56pm</i>
Cr Russ Fishwick, JP		
Cr John Chester	<i>Deputising for Cr O'Neill</i>	
Cr Phillip Vinciullo	<i>Deputy Presiding Member</i>	<i>absent from 8.00pm to 8.02pm</i>

Observers:

Cr John Raftis

Officers:

Mr James Pearson	Chief Executive Officer	
Mr Jamie Parry	Director Governance and Strategy	<i>to 7.25pm</i>
Mr Nico Claassen	Director Infrastructure Services	<i>to 7.25pm</i>
Mr Mat Humfrey	Director Corporate Services	<i>to 7.25pm</i>
Mr Chris Leigh	Director Planning and Community Development	<i>to 7.25pm</i>
Mrs Kylie Bergmann	Manager Governance	
Ms Christine Robinson	Manager Audit, Risk and Executive Services	
Mr Hitesh Attawala	Manager Financial Services	<i>to 7.11pm</i>
Mr Luke Willcock	Manager Economic Development and Advocacy	<i>to 6.56pm</i>
Mr Alan Ellingham	Senior Financial Analyst	<i>to 7.25pm</i>
Mrs Laura Napier	Governance Officer	<i>to 7.25pm</i>

1 DECLARATION OF OPENING

The Presiding Member declared the meeting open at 6.00pm.

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

Nil.

3 APOLOGIES AND LEAVE OF ABSENCE

3.1 LEAVE OF ABSENCE PREVIOUSLY APPROVED

Cr Christine Hamilton-Prime, JP	19 March to 30 March 2025 inclusive.
Cr Daniel Kingston	2 April to 6 April 2025 inclusive.
Cr Phillip Vinciullo	3 April to 25 April 2025 inclusive.
Mayor Albert Jacob, JP	22 April to 24 April 2025 inclusive.
Cr Nige Jones	13 May to 22 May 2025 inclusive.

3.2 APOLOGIES

Cr Nige Jones.
Cr Rohan O'Neill.

Cr May joined the Meeting via electronic means at 6.02pm.

4 CONFIRMATION OF MINUTES

4.1 MINUTES OF THE MAJOR PROJECTS AND FINANCE COMMITTEE HELD ON 11 NOVEMBER 2024

MOVED Cr Fishwick, **SECONDED** Cr Vinciullo that the Minutes of the Major Projects and Finance Committee held on 11 November 2024 be **CONFIRMED** as a true and correct record.

The Motion was Put and

CARRIED (6/0)

In favour of the Motion: Cr Hill, Mayor Jacob, Cr Chester, Cr Fishwick, Cr May and Cr Vinciullo.
Against the Motion: Nil.

5 ANNOUNCEMENTS BY PRESIDING MEMBER WITHOUT DISCUSSION

Nil.

6 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 is not open to the public.

7 PETITIONS AND DEPUTATIONS

Nil.

8 REPORTS

8.1 POP-UP PIAZZA - PROJECT PHILOSOPHY AND PARAMETERS (WARD – NORTH)

WARD	North
RESPONSIBLE DIRECTOR	Mr Chris Leigh Director Planning and Community Development
FILE NUMBER	111962, 101515
AUTHORITY / DISCRETION	Executive - The substantial direction setting and oversight role of Council, such as adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.

PURPOSE

For Council to approve project philosophy and parameters for a Pop-Up Piazza in the Joondalup City Centre.

EXECUTIVE SUMMARY

The City is investigating the creation of a 'Pop-Up Piazza' at Boas Place to respond to initiatives identified in the Council-endorsed *Joondalup City Centre Place Activation Plan* and to support activation of the City Centre as identified. A business case is proposed to support the proposal and the first stage of the process is to seek approval of a project philosophy and parameters to underpin the project.

The business case will evaluate various options for regular events at the proposed Pop-Up-Piazza. One of the key outputs of the project is to collect data to inform the Joondalup Performing Arts Centre project such as can the City regularly attract visitors to the City Centre. Note that the recommended location for the Joondalup Performing Arts Centre is Boas Place and therefore this is a proposed location for a Pop-Up Piazza.

It is therefore recommended that Council ENDORSES the Pop-Up Piazza Project Philosophy and Parameters as detailed in Attachment 1 to this Report, to articulate the intent and purpose of progressing this project.

BACKGROUND

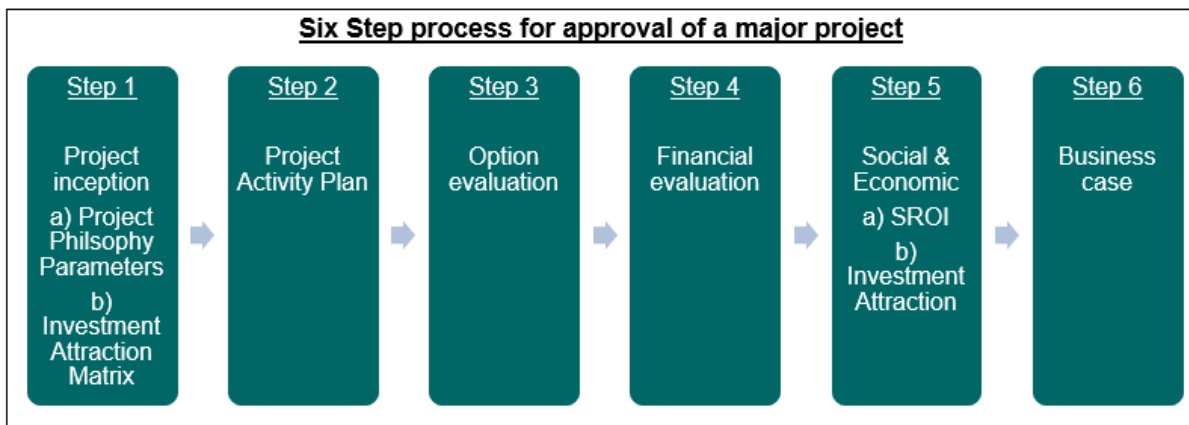
City Centre Activation

In June 2022, Council endorsed the *Place Activation Strategy* and *Joondalup City Centre Place Activation Plan* (CJ085-06/22 refers). The development of the plans involved comprehensive community engagement and, as part of the *Joondalup City Centre Place Activation Plan*, 15 top ideas for the City Centre were identified, including the consideration of a piazza and courtyard spaces to act as focal points.

Business case required

In order to respond to the *Joondalup City Centre Place Activation Plan* the City has investigated opportunities for the design and programming of a “Pop-Up Piazza” space, providing opportunities for year-round pop-up activities in the City Centre. The programming and operations are likely to require recurring additional investment by the City and the project is being considered as a major project, with the requirement for a business case to be prepared.

The preparation of a business case will follow the standard six-step process below and ensure that there is a detailed evaluation of options, programming and most importantly financial impacts.



Location

Preliminary investigations have identified that part of the T1 at-grade public carpark on Boas Avenue, as indicated below, as a preferred location. It is however important for the purpose of undertaking a rigorous process and making an informed decision that the business case considers a number of locations to be evaluated.



Related projects and plans

There are several related projects to the Pop-Up Piazza, these are as follows:

- Joondalup Performing Arts Centre (JPAC) – data collected from the Pop-Up Piazza can be used to inform the Joondalup Performing Arts Centre project (such as, is there sufficient demand and attraction at the location to validate the location for the Arts Centre). It is acknowledged that the type of events that would be held at an indoor JPAC would be different to an outdoor Pop-Up Piazza (indoor versus outdoor, ticketed versus free, performing arts versus community) but there is some correlation, and the key issue is whether the City can attract regular visitation to the City Centre.
- Multi Storey Car Park 2 City Centre – separately, the City intends to prepare another business case in 2025 to evaluate sites and options for a second Multi Storey Car Park. The location of the Pop-Up Piazza and potential location for the Joondalup Performing Arts Centre may have a significant influence on the demand and location for another Multi Storey Car Park.
- Neil Hawkins Park Redevelopment – the City is in the preliminary stages of the business case process for redevelopment of Neil Hawkins Park. There are some connections between Neil Hawkins Park and activation of the City Centre.
- Urban City Park – investigations are underway for a recreation space for small children and youth in line with the *Joondalup City Centre Place Activation Plan*, to be located at Boas Place. This space is intended to be designed together with the Pop-Up Piazza and would form a key connector between the Joondalup Train Station, Lakeside Joondalup and Neil Hawkins Park.
- Joondalup Contemporary Art Gallery - a complementary relationship between the Pop-up Piazza and the recently completed Joondalup Contemporary Art Gallery could exist given the anticipated proximity between the two cultural spaces.

DETAILS

The development of a Project Philosophy Parameters document is the first step in the approval process for a major project. The Project Philosophy and Parameters sets out the key objectives of the project and guides the development of the business case.

Objectives

The key part of the Project Philosophy Parameters are the objectives / outcomes, which are summarised as follows:

- Financial sustainability – one off costs and recurring impacts are affordable to the City.
- Joondalup Performing Arts Centre – collect data to provide information to the potential JPAC.
- Events – provide all-year round entertainment to the City attracting more visitors to the City and maximise the usage of the facility. Capable of multiple uses.
- Users / community – if a facility is constructed it is safe to use, complements the neighbouring area, accessible and is perceived to provide value for money.
- Utilisation – facility must enjoy high and regular utilisation.

Attachment 1 sets out the Pop-Up-Piazza Project Philosophy Parameters in its entirety.

Issues and options considered

Council has the option to:

- endorse the project philosophy and parameters for the Pop-Up Piazza (recommended)
- not endorse the project philosophy and parameters for the Pop-Up Piazza (not recommended)
or
- endorse amendments to the project philosophy and parameters for the Pop-Up Piazza (not recommended).

Legislation / Strategic Community Plan / Policy implications

Legislation *Environmental Protection (Noise) Regulations 1997.*
 Local Government (Administration) Regulations 1996.
 Local Government (Financial Management) Regulations 1996.

10-Year Strategic Community Plan

Key theme 1. Community.

Outcome 1-2 Inclusive and connected - you enjoy local services and programs that cater for different ages, abilities and backgrounds.
 1-3 Active and social - you enjoy quality local activities and programs for sport, learning and recreation.
 1-4 Artistic and creative - you celebrate, support and participate in art and events in your local area.
 1-5 Cultural and diverse - you understand, value and celebrate the City's unique Aboriginal and other diverse cultures and histories.

Key theme 3. Place.

Outcome 3-4 Functional and accessible - you have access to quality community facilities that are functional and adaptable.

Key theme 4. Economy.

Outcome 4-2 Innovative and confident - you are attracted to the City's unique characteristics and potential and feel confident in investing.
 4-3 Appealing and welcoming - you welcome residents, and local and international visitors to the City.

Key theme 5. Leadership.

Outcome 5-4 Responsible and financially sustainable - you are provided with a range of City services which are delivered in a financially responsible manner.

Policy *Attendance at Events Council Policy.*
 Strategic Financial Plan – Guiding Principles Council Policy.

Risk management considerations

Risk management considerations will be investigated through the business case and as the project progresses, however risks identified at this early stage include the following:

- Financial impact.
- Consequential impacts for existing uses of possible locations.
- Amenity impacts for surrounding residents and businesses.
- Managing community/stakeholder expectations.

Financial / budget implications

Budgetary Status

The Pop-Up Piazza is defined as a major project and therefore the capital costs are not yet included in the *Strategic Financial Plan*. Capital costs will only be budgeted once the business case is approved.

Internal resources will be used as far as possible to prepare the business case, but some external consultancy will be required and funded by the Joondalup Performing Arts Culture consultancy budget. The estimated consultancy costs are the following:

- Acoustic study to understand potential noise implications (\$13,660).
- Consultant to prepare programming options, prepare concept design, prepare costings and critique the City's business case. The cost is yet to be confirmed.

Funding of one-off costs

Given the link between the Pop-Up Piazza and the Joondalup Performing Arts Centre it is proposed to use the Joondalup Performing Arts Centre reserve fund to fund the one-off capital costs of the project.

Recurring costs

The Pop-Up Piazza would result in additional recurring costs and resources to operate and maintain. These costs will be evaluated as part of the business case.

All amounts quoted in this report are exclusive of GST.

Regional significance

The Pop-Up Piazza is expected to attract audiences from beyond the City of Joondalup district.

Sustainability implications

The environmental aspects of the proposed locations will be evaluated as part of the business case and will differ between options to be evaluated.

Consultation

It is proposed to undertake targeted consultation as part of the project, which at this stage is intended to include the following:

- Local residents.
- Local businesses.
- Department of Transport Driver Assessment Centre.
- Edith Cowan University.
- North Metropolitan TAFE.
- WA Police.
- Lakeside Shopping Centre.
- Department of Water, Environmental Regulation.
- Joondalup Health Campus.
- Quest hotel.

COMMENT

The proposal for a Pop-Up Piazza directly responds to one of the actions identified in the Council-endorsed *Joondalup City Centre Place Activation Plan*. It will also potentially serve as an important informing activity for the development of the Joondalup Performing Arts Centre.

It is intended to undertake a measured and deliberate process in order to make an informed decision on where and how best to deliver a Pop-Up Piazza. A business case is intended to underpin this process, with the first step being to agree of the project's philosophy and parameters.

VOTING REQUIREMENTS

Simple Majority.

OFFICER'S RECOMMENDATION

MOVED Cr May SECONDED Cr Hill that Council ENDORSES the Pop-Up Piazza Project Philosophy and Parameters as detailed in Attachment 1 to this Report, to articulate the intent and purpose of progressing this project.

PROCEDURAL MOTION – THAT THE ITEM BE REFERRED BACK TO THE CHIEF EXECUTIVE OFFICER

MOVED Cr Fishwick, SECONDED Cr Chester that Item 8.1 - Pop-Up Piazza - Project Philosophy and Parameters (Ward - North), BE REFERRED BACK to the Chief Executive Officer to provide further information regarding the fiscal implications of the Business Case, as per clause 10.1(c) of the *City of Joondalup Meeting Procedures Local Law 2013*.

The Motion was Put and

CARRIED (5/1)

In favour of the Motion: Mayor Jacob, Cr Chester, Cr Fishwick, Cr May and Cr Vinciullo.
Against the Motion: Cr Hill.

ATTACHMENTS

1. Pop Up Piazza Project Philosophy and Parameters [8.1.1 - 7 pages]

8.2 STATUS UPDATE ON THE JOONDALUP CENTRAL BUSINESS DISTRICT PROJECTS CLUSTER (WARD - ALL)

WARD	All
RESPONSIBLE DIRECTOR	Mr Mat Humfrey Director Corporate Services
FILE NUMBER	63627, 103036, 75577, 08498, 101515
AUTHORITY / DISCRETION	Information – includes items provided to Council for information purposes only that do not require a decision of Council (that is for 'noting').

PURPOSE

For the Major Projects and Finance Committee to note the status of the Joondalup Central Business District Projects Cluster.

EXECUTIVE SUMMARY

At its meeting held on 13 December 2022 (CJ231-12/22 refers), Council resolved to endorse a new vision for the Joondalup Central Business District (CBD) Projects Cluster and noted the preliminary actions to achieve this vision.

The projects which form part of the Joondalup CBD Projects Cluster include the following:

- Joondalup Performing Arts Centre.
- Joondalup City Centre Development ('Boas Place').
- Land Acquisition Strategy.
- Multi Story Car Park 2 - Joondalup City Centre.

The current status of these projects can be found in the corresponding Project Status Briefing Notes included in Attachments 1, 2, 3 and 4 to this Report.

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

- 1 *NOTES the status of the Joondalup Central Business District Projects Cluster as outlined in Attachments 1, 2, 3 and 4 to this Report;*
- 2 *NOTES further status updates on the Joondalup Central Business District Projects Cluster will be provided to Major Projects and Finance Committee in the future.*

BACKGROUND

At its meeting held on 13 December 2022 (CJ231-12/22 refers), Council endorsed a new vision for the Joondalup CBD Projects Cluster which included the following:

1 *ENDORSES the Vision for the CBD cluster as outlined below:*

The Joondalup City Centre is an iconic and recognisable business address known for its exciting innovation, technology, education and health industries. The outlook is dominated by quality, well-designed, sustainable buildings that complement the natural surroundings. The Joondalup City Centre offers abundant and varied employment opportunities for a locally-based workforce. Residents, workers and visitors enjoy high amenity community spaces that have a vibrant, lively atmosphere. Places are integrated and interconnected and there is overall sense of flow.

2 *NOTES the actions to achieve this vision requires the City of Joondalup to:*

- *Promote the City Centre as a desirable location for long-term capital investment.*
- *Encourage and support development projects that generate ongoing employment opportunities in the City Centre.*
- *Progress the development of cultural and artistic venues and spaces in the City Centre.*
- *Deliver distinctive, high amenity public open spaces in the City Centre.*

Other applicable resolutions of Council and Major Projects and Finance Committee for each project within the Joondalup CBD Projects Cluster are contained in the respective Project Status Briefing Notes included as Attachments 1, 2, 3 and 4 to this Report.

DETAILS

The projects which form part of the Joondalup CBD Projects Cluster include the following:

- Joondalup Performing Arts Centre.
- Joondalup City Centre Development ('Boas Place').
- Land Acquisition Strategy.
- Multi Story Car Park 2 - Joondalup City Centre.

A summary of the status and important updates for each of these projects is included in the respective Project Status Briefing Note included as Attachment 1, 2, 3 and 4 to this Report.

Issues and options considered

Major Projects and Finance Committee can:

- note the status of the Joondalup CBD Projects Cluster (as recommended) and/or
- request further information on the status of these projects.

Legislation / Strategic Community Plan / Policy implications

Legislation *Local Government Act 1995.*

10-Year Strategic Community Plan

Key theme 1. Community.

Outcome 1-4 Artistic and creative - you celebrate, support and participate in art and events in your local area.

Key theme	3. Place.
Outcome	3-2 Well-planned and adaptable - you enjoy well-designed, quality buildings and have access to diverse housing options in your neighbourhood.
Key theme	4. Economy
Outcome	4-2 Innovative and confident - you are attracted to the City's unique characteristics and potential and feel confident in investing. 4-3 Appealing and welcoming - you welcome residents, and local and international visitors to the City.
Key theme	5. Leadership
Outcome	5-2 Proactive and represented- you are confident that the City is advocating on your behalf for initiatives that benefit the community.
Policy	Not applicable.

Risk management considerations

The risk management considerations will be investigated if these projects progress.

Potential risk factors include the following:

- Managing community/stakeholder expectations, those in favour of and those against the projects.
- Inability to secure appropriate funding for the development of these projects.

Financial / budget implications

As the project is in its initial stages of feasibility it is not yet defined as a capital project. Costs associated with the actions undertaken in the preparation of a business case are budgeted as operating costs.

Current financial year impact

Account no.	1-220-A2201-3073	1-220-A2201-3074	1-310-A3101-3265-7079	1-220-A2201-3265-7042
Budget Item	Performing Arts Centre	Boas Place	Concept Design and Economic Evaluation - Multi Storey Car Park	Property Disposals
Budget amount	\$ 240,000	\$ 240,000	\$ 100,000	\$ 60,000
Amount spent to date	\$ 50,542	\$ 88,234	\$ 0	\$ 0
Proposed cost	\$ N/A	\$ N/A	\$ N/A	\$ N/A
Balance	\$ 189,548	\$ 151,766	\$ 100,000	\$ 60,000

Future financial year impact

In accordance with the endorsed Council position from April 2023 (item CJ059-04/23 refers), the City does not set aside capital costs for projects until there is an approved business case. As a result, there are no capital costs set aside in the *Strategic Financial Plan* for these four projects. However, operational costs for these projects are included in the City's budget in order to progress investigations and business case development.

All amounts quoted in this report are exclusive of GST.

Regional significance

It is envisaged that these projects will enhance Joondalup as the major commercial, educational, recreational and arts and cultural centre for the northern corridor of the Perth metropolitan area and assist in growing the local economy.

Sustainability implications

Sustainability implications including matters of social, economic, and environmental sustainability will be considered and incorporated into the business case for each project.

Consultation

Community and stakeholder engagement will be undertaken during the preparation of a business case for these projects. No community consultation is necessary at this early stage in the City investigations.

COMMENT

This report provides an overview of the actions taken and the status of the Joondalup CBD Projects Cluster. The tasks and investigations completed to date are crucial milestones towards the development of a business case/s for these important projects.

It is recommended that the Major Projects and Finance Committee note the status of the Joondalup CBD Projects Cluster included in Attachments 1, 2, 3 and 4 to this Report.

VOTING REQUIREMENTS

Simple Majority.

OFFICER'S RECOMMENDATION MOVED Mayor Jacob, SECONDED Cr Fishwick that the Major Projects and Finance Committee:

- 1 NOTES the status of the Joondalup Central Business District Projects Cluster as outlined in Attachments 1, 2, 3 and 4 to this Report;**
- 2 NOTES further status updates on the Joondalup Central Business District Projects Cluster will be provided to Major Projects and Finance Committee in the future.**

The Motion was Put and

CARRIED (6/0)

In favour of the Motion: Cr Hill, Mayor Jacob, Cr Chester, Cr Fishwick, Cr May and Cr Vinciullo.

Against the Motion: Nil.

ATTACHMENTS

1. Project Status Briefing Note - Joondalup City Centre Development (17 March 2025) [8.2.1 - 3 pages]
2. Project Status Briefing Note - Joondalup Performing Arts Centre (17 March 2025) [8.2.2 - 4 pages]
3. Project Status Briefing Note - Land Acquisition Strategy (17 March 2025) [8.2.3 - 3 pages]
4. Project Status Briefing Note - Multi Storey Car Park 2 Joondalup City Centre (17 March 2025) [8.2.4 - 3 pages]

8.3 PROBITY FRAMEWORK FOR THE JOONDALUP CENTRAL BUSINESS DISTRICT PROJECTS CLUSTER (WARD – ALL)

WARD	All
RESPONSIBLE DIRECTOR	Mr Mat Humfrey Director Corporate Services
FILE NUMBER	63627, 103036, 75577, 111937, 101515
AUTHORITY / DISCRETION	Executive - The substantial direction setting and oversight role of Council, such as adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.

PURPOSE

For the Major Projects and Finance Committee to endorse the Probity Framework for the Joondalup Central Business District Projects Cluster which has been developed by Stantons International Audit and Consulting Pty Ltd.

EXECUTIVE SUMMARY

At its meeting held on 13 December 2022 (CJ231-12/22 refers), Council resolved to endorse a new vision for the Joondalup Central Business District (CBD) Projects Cluster and noted the preliminary actions to achieve this vision.

The projects which form part of the Joondalup CBD Projects Cluster include the following:

- Joondalup Performing Arts Centre.
- Joondalup City Centre Development ('Boas Place').
- Land Acquisition Strategy.
- Multi Story Car Park 2 - Joondalup City Centre.

The City appointed Stantons International Audit and Consulting Pty Ltd (Stantons) as its Probity Advisor to assist with the provision of probity services associated with the City's Joondalup CBD Projects Cluster.

One of the deliverables included within the scope of works was the preparation of a personalised Probity Framework to help guide the initial stages of developing a business case/s for these projects.

Following development of the Probity Framework by Stantons, the City has undertaken multiple workshops to review, amend and adjust the content and structure of this document to suit the needs of the projects. The City has now completed its review and recommends that the Probity Framework be endorsed by the Major Projects and Finance Committee.

It is therefore recommended that the Major Projects and Finance Committee ENDORSES the Probity Framework for the Joondalup Central Business District Projects Cluster, included in Attachment 1 to this Report.

BACKGROUND

At its meeting held on 13 December 2022 (CJ231-12/22 refers), Council endorsed a new vision for the Joondalup CBD Projects Cluster which included the following:

“1 *ENDORSES the Vision for the CBD cluster as outlined below:*

The Joondalup City Centre is an iconic and recognisable business address known for its exciting innovation, technology, education and health industries. The outlook is dominated by quality, well-designed, sustainable buildings that complement the natural surroundings. The Joondalup City Centre offers abundant and varied employment opportunities for a locally-based workforce. Residents, workers and visitors enjoy high amenity community spaces that have a vibrant, lively atmosphere. Places are integrated and interconnected and there is overall sense of flow.

2 *NOTES the actions to achieve this vision requires the City of Joondalup to:*

- *Promote the City Centre as a desirable location for long-term capital investment.*
- *Encourage and support development projects that generate ongoing employment opportunities in the City Centre.*
- *Progress the development of cultural and artistic venues and spaces in the City Centre.*
- *Deliver distinctive, high amenity public open spaces in the City Centre.”*

A Probity Framework has been developed to help guide the City in its preparation of business case/s for the Joondalup CBD Projects Cluster.

DETAILS

Probity relates to the use of transparency, fairness and integrity in the City's actions and decision-making processes. The City needs to ensure it behaves appropriately and in good faith when dealing with external parties related to contract discussions and appointment of consultants.

Effective management of probity is critical for the City as it ensures accountability in decision-making, helps maintain public trust, upholds the City's integrity and reduces the potential for litigation and exposure to financial losses.

The Probity Framework (Attachment 1 refers) which has been prepared will help guide the City in undertaking probity tasks and actions associated with the projects which form part of the City's Joondalup CBD Projects Cluster, up to the point of the endorsement of the business case/s. The applicability of the Framework at a personnel level, applies to all project personnel (internal staff) up to the Project Sponsor, being the Director Corporate Services.

The key outputs of the framework can be summarised as the following:

- The creation of a Probity Risk Analysis which provides guidance on the level of probity control/s required for the task.
- Structure and guidance around when an external Probity Advisor is required to assist the City.

- Information on good governance practices associated with general probity management.
- Ensuring project personnel have adequate knowledge on probity management through a Training Needs Analysis.

It is important to note that the Probity Framework is not a detailed project risk assessment and only applies to probity actions associated with the development of a business case/s for the Joondalup CBD Project Cluster. The Probity Framework is not intended to substitute or contradict the City's *Risk Management Framework*, and it is expected that other apparent project risks will still need to be considered and managed at the appropriate time.

The Probity Framework has been thoroughly reviewed by the City since the draft Probity Framework was prepared by Stantons on behalf of the City. This includes internal workshops and referrals to relevant City staff, as well as requesting review and input from the City's internal City Centre Projects Cluster Working Group and the City Centre Projects Steering Group.

Based on the comments and feedback provided by the relevant officers at the City, and the guidance provided by Stantons in the development of the Probity Framework, it is now recommended that the Probity Framework be endorsed and utilised by project personnel for Joondalup CBD Projects Cluster.

Issues and options considered

The Major Projects and Finance Committee may choose to:

- endorse the Probity Framework for the Joondalup CBD Projects Cluster (as recommended)
- request modification/s to the Probity Framework
or
- not endorse the Probity Framework.

Legislation / Strategic Community Plan / Policy implications

Legislation *Local Government Act 1995.*

10-Year Strategic Community Plan

Key theme 1. Community.

Outcome 1-4 Artistic and creative - you celebrate, support and participate in art and events in your local area.

Key theme 3. Place.

Outcome 3-2 Well-planned and adaptable - you enjoy well-designed, quality buildings and have access to diverse housing options in your neighbourhood.

Key theme	4. Economy.
Outcome	4-2 Innovative and confident - you are attracted to the City's unique characteristics and potential and feel confident in investing. 4-3 Appealing and welcoming - you welcome residents, and local and international visitors to the City.
Key Theme	5. Leadership.
Outcome	5-2 Proactive and represented- you are confident that the City is advocating on your behalf for initiatives that benefit the community.
Policy	Not applicable.

Risk management considerations

Not applicable.

Financial / budget implicationsCurrent financial year impact

Account no.	1-220-A2201-3073	1-220-A2201-3074	1-310-A3101-3265-7079	1-220-A2201-3265-7042
Budget Item	Performing Arts Centre	Boas Place	Concept Design and Economic Evaluation - Multi Storey Car Park	Property Disposals
Budget amount	\$ 240,000	\$ 240,000	\$ 100,000	\$ 60,000
Amount spent to date	\$ 50,542	\$ 88,234	\$ 0	\$ 0
Proposed cost	\$ N/A	\$ N/A	\$ N/A	\$ N/A
Balance	\$ 189,548	\$ 151,766	\$ 100,000	\$ 60,000

Future financial year impact

In accordance with the endorsed Council position from April 2023 (item CJ059-04/23 refers), the City does not set aside capital costs for projects until there is an approved business case. As a result, there are no capital costs set aside in the Strategic Financial Plan for these four projects. However, operational costs for these projects are included in the City's budget in order to progress investigations and business case development.

All amounts quoted in this report are exclusive of GST.

Regional significance

It is envisaged that these projects will enhance Joondalup as the major commercial, educational, recreational and arts and cultural centre for the northern corridor of the Perth metropolitan area and assist in growing the local economy.

Sustainability implications

Sustainability implications including matters of social, economic, and environmental sustainability will be considered and incorporated into the business case for each project.

Consultation

Community and stakeholder engagement will be undertaken during the preparation of a business case for these projects. No community consultation is necessary to inform the content and structure of the City's Probity Framework for the Joondalup CBD Projects Cluster.

COMMENT

The Probity Framework which has been prepared for the Joondalup CBD Projects Cluster will guide the City in its engagement with other consultants, potential business partners/developers and the broader community by establishing processes to identify and manage associated probity risks.

By adhering to probity principles and applying a strong probity framework, the City will reduce the risk of litigation and financial losses and ensure that operations are in line with public expectations, legal frameworks, and ethical standards.

The establishment of the Probity Framework is therefore a crucial first step in the City's commitment to prioritising good engagement and probity practices in its early investigations of these important and complex projects. As a result, it is recommended that the Probity Framework included in Attachment 1 be endorsed.

VOTING REQUIREMENTS

Simple Majority.

OFFICER'S RECOMMENDATION

That the Major Projects and Finance Committee **ENDORSES** the Probity Framework for the Joondalup Central Business District Projects Cluster, included in Attachment 1 to this Report.

ALTERNATE RECOMMENDATION MOVED Cr Fishwick, SECONDED Cr Vinciullo that the Major Projects and Finance Committee NOTES the Probity Framework for the Joondalup Central Business District Projects Cluster, included in Attachment 1 to this Report.

The Alternate Motion was Put and

CARRIED (6/0)

In favour of the Alternate Motion: Cr Hill, Mayor Jacob, Cr Chester, Cr Fishwick, Cr May and Cr Vinciullo.
Against the Alternate Motion: Nil.

ATTACHMENTS

1. Probity Framework for Joondalup CBD Projects Cluster [8.3.1 - 21 pages]

8.4 SITE OPTIONS ANALYSIS FOR THE JOONDALUP PERFORMING ARTS CENTRE (WARD – ALL)

WARD	All
RESPONSIBLE DIRECTOR	Mr Mat Humfrey Director Corporate Services
FILE NUMBER	75577, 101515
AUTHORITY / DISCRETION	Executive - The substantial direction setting and oversight role of Council, such as adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.

PURPOSE

For the Major Projects and Finance Committee to note the findings of the Site Options Analysis Report and support the continued investigations into 'Boas Place' as the preferred location for the Joondalup Performing Arts Centre.

EXECUTIVE SUMMARY

At its meeting held on 13 December 2022 (CJ231-12/22 refers), Council resolved to endorse a new vision for the Joondalup Central Business District (CBD) Project Cluster and noted the preliminary actions to achieve this vision.

The City prepared the Project Philosophy and Parameters for the Joondalup Performing Arts Centre which were endorsed by Council at its meeting held on 23 April 2024 (CJ091-04/24 refers).

The City has now completed a Site Options Analysis for the Joondalup Performing Arts Centre to analyse a number of alternative development sites within the Joondalup city centre.

It is therefore recommended that the Major Projects and Finance Committee note the findings of the Site Options Analysis and supports the continued investigation of 'Boas Place' being the preferred location for the Joondalup Performing Arts Centre.

BACKGROUND

At its meeting held on 19 May 2020 (CJ066-05/20 refers) Council considered a recommendation from the Major Projects and Finance Committee from its meeting held on 4 May 2020 (Item 3 refers) and resolved as follows:

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

At its meeting held on 13 December 2022 (CJ231-12/22 refers), Council endorsed a new vision for the Joondalup CBD Projects Cluster which included the following:

1 *ENDORSES the Vision for the CBD cluster as outlined below:*

The Joondalup City Centre is an iconic and recognisable business address known for its exciting innovation, technology, education and health industries. The outlook is dominated by quality, well-designed, sustainable buildings that complement the natural surroundings. The Joondalup City Centre offers abundant and varied employment opportunities for a locally-based workforce. Residents, workers and visitors enjoy high amenity community spaces that have a vibrant, lively atmosphere. Places are integrated and interconnected and there is overall sense of flow.

2 *NOTES the actions to achieve this vision requires the City of Joondalup to:*

- *Promote the City Centre as a desirable location for long-term capital investment.*
- *Encourage and support development projects that generate ongoing employment opportunities in the City Centre.*
- *Progress the development of cultural and artistic venues and spaces in the City Centre.*
- *Deliver distinctive, high amenity public open spaces in the City Centre.*

At its meeting held on 14 August 2023, the Major Projects and Finance Committee considered a report (Item 8.3 refers) on progression options for the project. Council at its meeting held on 28 November 2023 (CJ243-11/23 refers) considered this report and resolved as follows:

1 *INSTRUCTS the Chief Executive Officer to recommence a project to investigate options for a dedicated facility for performing arts and cultural events and activities within the Joondalup City Centre;*

2 *NOTES that a further report will be presented to the Major Projects and Finance Committee outlining options to progress the project.*

Project Philosophy and Parameters for the Joondalup Performing Arts Centre were subsequently prepared and were endorsed by Council at its meeting on 23 April 2024 (CJ091-04/24 refers) resolving the following:

1 *ENDORSES the Joondalup Performing Arts Centre Project Philosophy and Parameters as detailed in Attachment 1 to this Report, to articulate the intent and purpose of Council progressing the project;*

2 *NOTES that status reports will be presented to the Major Projects and Finance Committee.*

The Project Philosophy and Parameters are the first step towards the preparation of a Business Case for these projects.

DETAILS

As part of the City's investigations, a Site Options Analysis (Attachment 2 refers) and high-level financial analysis (Attachment 3) for the Joondalup Performing Arts Centre (JPAC) has been prepared to consider and assess alternative development sites throughout the Joondalup city centre. A brief overview is included below.

Previous Location

Prior to the recommencement of the JPAC project on 28 November 2023, the project initially focused on a performing arts centre being developed at Lot 1001 (3) Teakle Court, Joondalup. Limited analysis was undertaken of other suitable locations throughout the city centre. This approach did in some cases impact the flexibility, design and configuration of the JPAC concept.

The new Project Philosophy and Parameters (Attachment 1 refers) for the JPAC includes a deliberate rethink of the most suitable location for the JPAC to ensure efforts and resources are targeted at the best and most feasible location for a performing arts centre. This approach also ensures the project aligns with the new vision for the Joondalup City Centre endorsed by Council at its meeting held on 13 December 2022 (CJ231-12/22 refers), including the relationship with the City's Joondalup Central Business District (CBD) Projects Cluster.

It is important to note that the original site at Lot 1001 (3) Teakle Court, Joondalup is still considered to be a viable option for the JPAC, and this new approach by the City does not discount the possibility that it could still ultimately be the development site for the JPAC in the future.

Site Options Analysis

The purpose of the Site Options Analysis (SOA) is to ensure the evaluation of appropriate locations is accurately recorded and to detail the rationale for the shortlisted sites and overall rankings. A detailed overview of the background, process, analysis, assessment and ranking of the locations are documented in the SOA included in Attachments 2 and 3.

A total of ten individual locations were identified throughout the Joondalup city centre and were all assessed using the 11 separate scoring criteria and assessment methodology included within the SOA. Although a shortlist of ten locations were assessed, other sites were also considered but did not meet the basic criteria/needs for the JPAC to be included in the SOA.

In order to assess the locations, the SOA assumes the general scale and composition of the facility using the latest concept design adopted by Council at its meeting held on 21 May 2019 (CJ066-05/19 refers). This concept consists of a primary theatre of 800 seats, a secondary 'Black Box' theatre of 200 seats, plus a range of supporting features including a café/restaurant and kitchen, a flexible foyer including gallery spaces, a box office, bar and front and back of house facilities and amenities. The actual size and functionality of the future JPAC will be determined as part of future stages of the project.

Based on the findings of the SOA, 'Boas Place' (70 Davidson Terrace, 90 Boas Avenue and 102 Boas Avenue, Joondalup) ranked the highest based on the scoring criteria and associated weightings. It is therefore recommended that the City progress with its investigations into the suitability of 'Boas Place' as the preferred location for the JPAC for the purposes of preparing concept designs and a business case.

Further investigations

Should the Major Projects and Finance Committee agree to continue investigations into the suitability of 'Boas Place' for the JPAC, it is expected that the next stage of detailed site analysis will consider a variety of factors, however a key consideration will be the outcomes and learnings from other related city centre development and activation projects and events. There are currently a number of City projects and initiatives which are progressing within and surrounding 'Boas Place'. A summary of these is as follows:

- Joondalup CBD Project Cluster consisting of the following projects:
 - Multi Storey Car Park City Centre.
 - Joondalup City Centre Development - Boas Place.
 - Land Acquisition Strategy.
- The 'Pop-up Piazza' and 'Urban City Park' projects which are both included in the City of Joondalup's *Joondalup City Centre Place Activation Plan* are currently being investigated and steps are now underway to see these being developed within 'Boas Place'. The 'Pop-up Piazza' can be seen as a test-case towards a more permanent and large-scale facility being located within the city centre.
- An important city centre event closely linked to the JPAC is this year's *Joondalup Festival*. A highlight of the festival is 'The Cube' where a section of Boas Avenue (adjacent 'Boas Place') will be closed and transformed into a vibrant space featuring performances, installations, and unique experiences for the public to enjoy. The program will see culture brought to the city-centre and will provide a new public space offering for audiences to enjoy.
- The City is currently undertaking works to transform the existing Joondalup Reception Centre into a dedicated Art Gallery. This will see further activation and attendance of the site for arts and cultural purposes. The new Gallery will be a key tool in audience development, the establishment of which will be critical to any future arts and cultural facility.

It is expected that the learnings and data obtained from these projects/activities will provide the City with invaluable information on the utilisation, demand, suitability and scalability of a large-scale arts and cultural facility within 'Boas Place'. These will greatly assist in the detailed analysis of this preferred location, which will include the preparation of initial concept designs and assessing the need for multi storey car parking.

Issues and options considered

The Major Projects and Finance Committee may choose to:

- note the findings of the Site Options Analysis and continued investigations into the suitability of 'Boas Place' (as recommended)
- note the findings of the Site Options Analysis, however, request reconsideration of alternative location/s and/or
- request amendments or further information on the Site Options Analysis where areas of improvement have been identified before progressing further.

Legislation / Strategic Community Plan / Policy implications

Legislation *Local Government Act 1995.*

10-Year Strategic Community Plan

Key theme 1. Community.

Outcome 1-4 Artistic and creative - you celebrate, support and participate in art and events in your local area.

Policy Not applicable.

Risk management considerations

The risk management considerations for the development of a performing arts centre will be investigated if the project is to progress.

Potential risk factors include:

- managing community/stakeholder expectations, those in favour of and those against the project
- inability to secure external funding for the facility.

Financial / budget implications

As the project is in its initial stages of feasibility it is not yet defined as a capital project. Costs associated with the actions undertaken in the preparation of a business case are budgeted as operating costs.

Current financial year impact

Account no.	1-220-A2201-3073
Budget Item	Performing Arts Centre
Budget amount	\$ 240,000
Amount spent to date	\$ 50,542
Proposed cost	\$ N/A
Balance	\$ 189,548

Future financial year impact

The business case will detail the estimated annual operating income and expenditure and capital replacement costs for the facility.

All amounts quoted in this report are exclusive of GST.

Regional significance

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

Sustainability implications

Sustainability implications including matters of social, economic, and environmental sustainability will be considered and incorporated into the business case for the facility.

Consultation

Commencing with a comprehensive youth, audience, venue and performing art organisations survey in 2001, the City has consulted widely on the JPAC project over several years. Further community and stakeholder engagement should be undertaken during the preparation of a new business case for the project. Steps will include identification of, and ongoing liaison with, strategic user groups and gaining an understanding of the requirements of individual user groups.

COMMENT

As detailed in this report, investigations have been undertaken by the City to analyse the suitability of a number of potential locations for the development of the JPAC within the Joondalup city centre.

The SOA has identified 'Boas Place' as the highest ranked site for the development of the JPAC based on its scoring against the assessment criteria. It is noted however that several other locations also scored well and are in no way deemed unsuitable at this time. Some of these locations remain feasible alternatives should 'Boas Place' not progress based on further investigations.

As a result, it is recommended that the City continue further investigation into the suitability of 'Boas Place' to assist with the preparation of a Business Case.

VOTING REQUIREMENTS

Simple Majority.

OFFICER'S RECOMMENDATION MOVED Cr Vinciullo, SECONDED Cr Chester that the Major Projects and Finance Committee:

- 1 NOTES the Joondalup Performing Arts Centre – Site Options Analysis included as Attachment 2 and 3 to this Report;**
- 2 SUPPORTS the continued investigation into the suitability of 'Boas Place' as the preferred location for the Joondalup Performing Arts Centre;**
- 3 NOTES further status updates on the Joondalup Performing Arts Centre including initial concept designs, details will be presented to a future Major Projects and Finance Committee;**
- 4 NOTES a report on the Multi Storey Car Park City Centre project will be presented to a future Major Projects and Finance Committee.**

The Motion was Put and

CARRIED (6/0)

In favour of the Motion: Cr Hill, Mayor Jacob, Cr Chester, Cr Fishwick, Cr May and Cr Vinciullo.

Against the Motion: Nil.

ATTACHMENTS

1. Project Philosophy and Parameters for Joondalup Performing Arts Centre [8.4.1 - 7 pages]
2. JPAC Site Options Analysis - Option Evaluation (16 January 2025) [8.4.2 - 38 pages]
3. JPAC Site Options Analysis - Financial Evaluation (16 January 2025) [8.4.3 - 10 pages]

8.5 QUARTERLY BUSINESS UNIT FINANCIAL REPORT AS AT 31 DECEMBER 2024 (WARD - ALL)

WARD	All
RESPONSIBLE DIRECTOR	Mr Mat Humfrey Director Corporate Services
FILE NUMBER	08882,101515
AUTHORITY / DISCRETION	Information – includes items provided to Council for information purposes only that do not require a decision of Council (that is for 'noting').

PURPOSE

For the Major Projects and Finance Committee to note the Quarterly Business Unit Financial Reports for the quarter ended 31 December 2024.

EXECUTIVE SUMMARY

At its meeting held on 25 June 2024 (CJ156-06/24), Council adopted the *2024-25 Annual Budget*. A financial activity report is presented to the Council on a monthly basis in accordance with *Local Government (Financial Management) Regulations 1996* showing details of variances against the budget.

The figures in this report are compared to the adopted budget.

Preparation of a quarterly financial report is not a statutory requirement. This report addresses the requirement to present a quarterly Statement of Comprehensive Income to the Major Projects and Finance Committee, along with explanations for any variances exceeding 10% or \$20,000, whichever is less.

Operating Revenue

The City's operating revenue as at 31 December 2024 had an overall 1% positive variance. The interest earnings, fees and charges and other revenue had positive variances offset by a negative variation to grants and subsidies on account of financial assistance grant for 2024-25 received in advance in the previous financial year.

Operating Expenditure

The City's operating expenditure as at 31 December 2024 had an overall 7% positive variance. The positive variance was largely attributable to timing variance in incurring expenditure on materials and contracts and utilities, offset by negative variance on employee cost. Materials and contract variance is across various business units as detailed in the attached report by business unit. The employee cost showed a positive variance at each business unit level, however, the savings realised from vacancies during the year were lower than the corporate credit forecast resulting in an overall negative variance.

As per the summarised financial activity statement below, the operating results before depreciation and profit / loss on asset disposal showed positive variance of \$6.73 million.

(All figures are in millions)

	Amended Budget \$M	YTD Amended Budget \$M	YTD Actual \$M	YTD Variance \$M	YTD Variance %
OPERATING REVENUE					
Rates	(111.66)	(111.66)	(111.57)	(0.09)	(0)%
Specified Area Rates	(0.80)	(0.80)	(0.80)	0.00	0%
Grants and Subsidies	(7.77)	(3.77)	(0.72)	(3.05)	(81)%
Contributions Reimbursements and Donations	(1.58)	(0.82)	(0.88)	0.07	8%
Fees and Charges	(46.79)	(36.23)	(36.79)	0.55	2%
Interest Earnings	(9.50)	(4.91)	(5.60)	0.69	14%
Other Revenue/Income	(0.41)	(0.21)	(2.89)	2.68	100%
Total Operating Revenue (excluding profit on asset disposal and developer donated assets)	(178.51)	(158.40)	(159.26)	0.86	1%
OPERATING EXPENSES					
Employee Costs	77.04	39.96	41.13	(1.17)	(3)%
Materials and Contracts	68.88	36.02	29.55	6.47	18%
Utilities (gas, electricity, water etc.)	6.66	3.33	2.82	0.51	15%
Interest Expenses	0.25	0.12	0.12	(0.00)	(2)%
Insurance Expenses	1.75	1.74	1.68	0.06	3%
Total Operating Expenses (excluding depreciation and loss on asset disposal)	154.58	81.16	75.29	5.87	7%
Operating Results (before depreciation and profit / loss on asset disposal)	(23.92)	(77.24)	(83.97)	6.73	9%
Depreciation & Amortisation of Non-Current Assets	32.09	16.07	17.16	(1.09)	(7)%
Loss on Asset Disposals	0.10	0.07	0.03	0.04	55%
Profit on Asset Disposals	(0.27)	(0.09)	(0.17)	0.08	87%
(SURPLUS)/DEFICIT FROM OPERATIONS	8.00	(61.20)	(66.95)	5.75	9%

It is therefore recommended that the Major Projects and Finance Committee NOTES the Quarterly Business Unit Financial Report as at 31 December 2024 included as Attachment 1 to this Report.

BACKGROUND

The *Local Government (Financial Management) Regulations 1996* require monthly reporting according to nature and type classification. There is no statutory requirement to present quarterly financial reports and this report is prepared in accordance with the CEO's KPI adopted by the Council.

DETAILS

A financial activity report is presented to the Council each month as per nature classification including commentary for variances against adopted budget. This monthly report provides variance commentary against items of revenue and expenditure of both an operating and capital nature. The Financial Activity Statement for December 2024 report was adopted by the Council at the Ordinary Council meeting held on 25 February 2025 which included detailed commentary on variances within Attachment 4 of the report. For ease of reference, the variance commentary, as presented to the Council, is included again as Attachment 2 to this Report.

As the monthly report is prepared in accordance with the statutory requirement, it does not provide further details by each business unit.

The quarterly report includes statement of comprehensive income for each business unit providing details of operating revenue and expenditure, excluding depreciation, by nature classification and comments for variances exceeding the agreed threshold limit. This report does not include items of capital grant / revenue and expenditure.

For the period ending 31 December 2024, most business units showed positive variances against all items of revenue and expenditure. Attachment 1 provides further variance analysis on operating revenue and expenditure by each business unit.

As part of its monthly reporting, the City reviews all its variances for timing and permanent variances. All permanent variances identified are considered for budget review and presented to the Council for budget amendment. The Council recently adopted the mid-year review report at the meeting held on 25 February 2025 which incorporated various amendments to operating revenue and expenditure items to reflect the revised forecast position as at 30 June 2025.

Issues and options considered

The Quarterly Business Unit Financial Report for the period ending 31 December 2024 is appended as Attachment 1 to this report.

Legislation / Strategic Community Plan / Policy implications

Legislation Not applicable.

10-Year Strategic Community Plan

Key theme 5. Leadership.

Outcome 5-4 Responsible and financially sustainable - you are provided with a range of City services which are delivered in a financially responsible manner.

Policy Not applicable.

Risk management considerations

In accordance with section 6.8 of the *Local Government Act 1995*, a local government is not to incur expenditure from its municipal funds for an additional purpose except where the expenditure is authorised in advance by an absolute majority of Council.

Financial / budget implications

The quarterly financial report by business unit provides greater transparency into operational results for each business unit.

All amounts quoted in this report are exclusive of GST.

Regional significance

Not applicable.

Sustainability implications

Expenditure was incurred in accordance with budget parameters, structured on financial viability and sustainability principles.

Consultation

In accordance with section 6.2 of the *Local Government Act 1995*, the Annual Budget was prepared having regard to the Strategic Financial Plan, prepared under Section 5.56 of the *Local Government Act 1995*.

COMMENT

All expenditure included in the Financial Activity Statement is incurred in accordance with the provisions of the *2024-25 Budget* or has been authorised in advance by Council where applicable.

VOTING REQUIREMENTS

Simple Majority.

The Manager Economic Development and Advocacy left the Room at 6.56pm.

Mayor Jacob left the Room at 6.59pm and returned at 7.03pm.

OFFICER'S RECOMMENDATION MOVED Cr Hill, SECONDED Cr Vinciullo that the Major Projects and Finance Committee NOTES the Business Unit Financial Reports for the period ended 31 December 2024.

The Motion was Put and

CARRIED (6/0)

In favour of the Motion: Cr Hill, Mayor Jacob, Cr Chester, Cr Fishwick, Cr May and Cr Vinciullo.

Against the Motion: Nil.

ATTACHMENTS

1. Quarterly Business Unit Financial Reports - December 2024 [**8.5.1** - 20 pages]
2. Supporting Commentary - December 2024 [**8.5.2** - 10 pages]

8.6 2026-27 MACNAUGHTON PARK FACILITY UPGRADE (WARD - NORTH)

WARD	North
RESPONSIBLE DIRECTOR	Mr Mat Humfrey Director Corporate Services
FILE NUMBER	01434, 101515
AUTHORITY / DISCRETION	Executive - The substantial direction setting and oversight role of Council, such as adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.

PURPOSE

For Council to consider the MacNaughton Park Facility Upgrade and endorse an application for the Department of Local Government, Sport and Cultural Industries Community Sporting and Recreation Facilities Fund grant program.

EXECUTIVE SUMMARY

The MacNaughton Park Clubroom is located on MacNaughton Park on MacNaughton Crescent, Kinross. The park is classified as a Neighbourhood Sports Park under the City's *Public Open Space Framework*. The park has an active sporting field; two floodlighting poles; a centre cricket wicket; two cricket practice nets; a three-on-three basketball pad; skate park; temporary community garden; bench seating; picnic shelter; BBQ; two playgrounds; and carpark.

The clubroom is hired annually by four community groups (approximately 100 members) and both the park and the clubroom are hired on a season basis - in summer by the Joondalup Kinross Junior Cricket Club (408 members) and in winter by Kingsley Westside Football Club (soccer) (324 junior members). Kingsley Westside Football Club use MacNaughton Park as a base for their female teams.

At its meeting held on 23 July 2024 (CJ184-07/24 refers), Council noted the 2023 active reserve and community facility review report and the recommendations made on the future provision of community and sporting facilities and infrastructure. As part of the report, the MacNaughton Park Clubroom was identified as the next priority facility for refurbishment. Currently, there is \$850,000 listed in the City's *Capital Works Program* for the project.

Community consultation for the project was conducted from Thursday 15 August to Wednesday 4 September 2024. The City received 85 valid responses during the consultation period. Respondents were asked to indicate their level of support for the refurbishment project with a proposed facility extension to the northeast (towards the existing carpark). Over 90% of community consultation respondents either supported or strongly supported the project.

Following community consultation, two concept plan options were developed for the project. Option one includes refurbishing the existing facility with an extension for change rooms, external accessible park toilet and additional storage (estimated at \$2,938,630). Option two includes demolishing the existing facility and constructing a new building (estimated at \$3,836,898).

To assist with funding the project, the City could apply for a grant funding contribution from the Department of Local Government, Sport and Cultural Industries (DLGSCI) through the Community Sporting and Recreation Facilities Fund (CSRFF). The program funds up to one third of a project for eligible components. The next CSRFF round the MacNaughton Park Facility Upgrade would be eligible for closes in September 2025. It has been determined that the City could apply for a grant contribution for up to \$825,164 for option one and up to \$805,018 for option two.

It is therefore recommended that Council:

- 1 *NOTES the outcome of community consultation undertaken for the MacNaughton Park Facility Upgrade as detailed in this Report;*
- 2 *APPROVES the MacNaughton Park Facility Upgrade concept design option one as detailed in this Report;*
- 3 *ENDORSES an application to the Department of Local Government, Sport and Cultural Industries Community Sporting and Recreation Facilities Fund program for \$825,164 (excluding GST) to part fund the MacNaughton Park Facility Upgrade;*
- 4 *NOTES that the announcement of the Community Sporting and Recreation Facilities Fund application results are expected in January 2026;*
- 5 *NOTES that there is currently \$850,000 listed for consideration in the Capital Works Program for the MacNaughton Park Facility Upgrade;*
- 6 *REQUESTS that the amount listed for consideration during the budget development process for the MacNaughton Park Facility Upgrade be increased to \$2,938,630 as follows:*
 - 6.1 *\$2,113,466 City contribution;*
 - 6.2 *\$ 825,164 Community Sporting and Recreation Facilities Fund contribution;*
- 7 *NOTES that additional operating funding will be listed for consideration during a future budget development process prior to completion of the MacNaughton Park Facility Upgrade to fund the increase in operational cost;*
- 8 *REQUESTS that the Chief Executive Officer advocates for additional external funding to contribute to the MacNaughton Park Facility Upgrade.*

BACKGROUND

Suburb/Location	9 MacNaughton Crescent Kinross WA 6027.
Applicant	City of Joondalup.
Owner	Crown Land – City of Joondalup Management Order.
Zoning	Public Open Space
LPS	Urban
MRS	
Site area	49,754m ²

Structure plan

Facility refurbishment projects aim to improve the functionality and aesthetics of a facility. Projects typically include repainting; new floor coverings; small store room extensions; updating kitchens and / or toilet areas; improvements to heating and cooling systems; and upgrading security. Planning for projects commences two years prior to the proposed construction to allow for detailed concept plans, accurate cost estimates and stakeholder consultation to be undertaken.

The MacNaughton Park Clubroom is located on MacNaughton Park on MacNaughton Crescent, Kinross (Attachment 1 refers). The park is classified as a Neighbourhood Sports Park under the City's *Public Open Space Framework*. The park has an active sporting field; two floodlighting poles; a centre cricket wicket; two cricket practice nets; a three-on-three basketball pad; skate park; temporary community garden; bench seating; picnic shelter; BBQ; two playgrounds; and carpark.

The clubroom building was constructed in 1995 including a meeting room, kitchen, furniture store and toilets. A storage extension was built in 2009 resulting in the current floorplan (Attachment 2 refers). The clubroom is hired annually by four community groups (approximately 100 members) - Kinross Scout Group (60 members); Networking Boys (10 members); The Golden Group (10 members); and Kinross Community Garden (20 members). Both the park and the clubroom are hired on a season basis - in summer by the Joondalup Kinross Junior Cricket Club (408 members) and in winter by Kingsley Westside Football Club (soccer) (324 junior members). Kingsley Westside Football Club use MacNaughton Park as a base for their female teams. The Kinross Community Garden group also has a temporary garden located on the south side of the clubroom.

At its meeting held on 23 July 2024 (CJ184-07/24 refers), Council noted the 2023 active reserve and community facility review report and the recommendations made on the future provision of community and sporting facilities and infrastructure. As part of the report, the MacNaughton Park Clubroom was identified as the next priority facility for refurbishment. The building is considered inadequate to service the existing user groups and community due to the lack of change rooms, external accessible park toilet and limited storage. Currently, there is \$850,000 listed in the City's *Capital Works Program* for the project with construction scheduled for 2026-27.

The CSRFF grant funding program aims to maintain or increase participation in sport and recreation with an emphasis on physical activity, through the rational development of good quality; multipurpose; well designed and well utilised facilities. The program funds up to one third of a project. There is one forward planning grant round each year requiring detailed planning for projects estimated at more than \$500,000.

DETAILS

Consultation

Community consultation for the project was conducted from Thursday 15 August to Wednesday 4 September 2024 in accordance with the City's *Community Consultation Council Policy*. Targeted consultation was undertaken with residents living within 200 metres of MacNaughton Park and regular user groups of both the facility and the park. In addition, consultation documentation was available on the City's website for any other interested community members to make comment.

The aim of the community consultation was to determine the level of support for the refurbishment project. The City received 85 valid responses during the consultation period (Attachment 3 refers). Respondents were asked to indicate their level of support for the refurbishment project with a proposed facility extension to the northeast (towards the existing carpark). Over 90% of community consultation respondents either supported or strongly supported the project.

In addition, respondents were asked if they had any additional comments regarding the project. Six user groups and 60 community members provided feedback and common themes included: general support for the project (14); proposal would support soccer - especially women's / girls soccer (25); facility refurbishment is much needed (15); concern about loss of parking (8); concerns about loss of trees (4).

Stakeholder consultation was also undertaken with all regular user groups of the facility with all supporting the proposed refurbishment works.

Concept plans and costs estimates

Following community consultation, two concept plan options were developed for the project in line with the City's *Community Facility Hierarchy* and standard of provision and fit-out specification. During construction, community groups would be relocated to alternative nearby facilities. The sporting clubs would still require access to the playing field for sporting activities therefore temporary facilities including toilets, storage and kiosk would be provided for the duration of the construction works and are included in the project cost estimates.

The temporary community garden located at MacNaughton Park will also need to be removed before construction by the Kinross Community Garden. The group were made aware of this requirement before the temporary garden was installed. The refurbishment works will include the removal of the existing leach drains and septic tank which are in the area where the community garden is currently located. The City will work with the group upon completion of the refurbishment works to consider a permanent community garden through the City's Community Garden program.

To the south of the building is a small, fenced playground installed in approximately 2006 and was previously used by a local playgroup that hired the clubroom facility. The playgroup no longer hire the facility and the fenced playground is not regularly used by other hire groups. It is therefore proposed to be removed and the space used for the refurbishment project. The park's main playground (approximately 50 metres away) is well utilised and is due for replacement in 2024-25.

Option one

Option one includes refurbishing the existing facility with an extension for change rooms, external accessible park toilet and additional storage (Attachment 4 refers). Originally it was anticipated that the facility extension would be to the northeast (towards the existing carpark). However, following feedback received during community consultation, the design now includes building a portion of the extension in the location of the fenced playground to the south of the building to reduce the loss of car parking bays. This option would result in the loss of two trees and four car parking bays. Additionally, the relocation of a main electrical cable and water pipe in the area would be required.

The following is a summary of the cost estimates for option one:

Components	Estimated cost
Site works and services	\$917,273
Car park and foot path works	\$10,110
Meeting room and kitchen refurbishment	\$265,223
New internal toilets	\$333,298
New change rooms (2 player and 1 umpire) and external accessible park toilet	\$1,090,382
New storage (store 3 and 4)	\$134,540
New storage (store 5)	\$153,804
Temporary facilities (toilets, storage and kiosk during construction)	\$34,000
TOTAL	\$2,938,630

Option two

Option two includes demolishing the existing facility and constructing a new building (Attachment 5 refers). The design of the new building will allow it to be positioned on the site to avoid the loss of trees, car parking bays and the relocation of the main electrical cable and water pipe.

The following is a summary of cost estimates for option two:

Components	Estimated cost
Site works and services	\$863,898
New meeting room and kitchen	\$1,217,435
New internal toilets	\$390,556
New change rooms (2 player and 1 umpire) and external accessible park toilet	\$976,031
New storage (store 3 and 4)	\$184,568
New storage (store 5)	\$170,410
Temporary facilities (toilets, storage and kiosk during construction)	\$34,000
TOTAL	\$3,836,898

CSRFF program

The next CSRFF round the MacNaughton Park Clubroom project would be eligible for closes in September 2025 with the announcement of successful grant applications expected in January 2026. Elements of a project that are eligible for funding through the CSRFF program are components that contribute to increased participation in physical activity. For this project, eligible components would include toilets, change rooms, storage and related site works.

Based on eligible components, the City could apply for a grant contribution for up to \$825,164 for option one and up to \$805,018 for option two. Option one has a higher possible grant contribution as this option has additional site works due to the required relocation of a main electrical cable and water pipe.

Issues and options considered

It is considered that Council has three options:

- Not undertake any refurbishment works at MacNaughton Park Clubroom. This option is not recommended as the user groups and community expect the refurbishment project to be undertaken to ensure the facility better meets current and future needs.
- Proceed with option one including refurbishing the existing facility and constructing an extension (with or without an application to the CSRFF program for \$825,164 to part fund the refurbishment project).
- Proceed with option two including demolishing the existing facility and constructing a new building (with or without an application to the CSRFF program for \$805,018 to part fund the refurbishment project).

Option one including refurbishing the existing facility and constructing an extension is recommended as it is the most cost effective option and meets the current and future needs of the user groups and community. It is also recommended that the City submit an application for a CSRFF contribution in the next eligible funding round.

Legislation / Strategic Community Plan / Policy implications

Legislation Not applicable.

10-Year Strategic Community Plan

Key theme 3. Place.

Outcome 3-4 Functional and accessible - you have access to quality community facilities that are functional and adaptable.

Policy *Requests for New or Capital Upgrades to Existing Community Venues Council Policy.*

Risk management considerations

All capital projects bring risks in relation to contingencies and over-runs against original design. The capital cost estimates are based on high level concept plans and may differ once further detailed designs are undertaken for the project.

Financial / budget implications

Currently, there is \$850,000 listed in the City's *Capital Works Program* for the project (\$50,000 in 2025-26 and \$800,000 in 2026-27). It is important to note that the budget amount listed for the project was an indicative figure based on refurbishment of the existing facility and construction of a park universal access toilet and required upgrades to changerooms, without formal project scoping, concept plans or cost estimates. In addition, there have been significant increases in both material and labour costs since the original budget was allocated.

The estimated capital cost for option one is \$2,938,630 and for option two is \$3,836,898. To assist with funding the project, the City could apply for a grant funding contribution from the CSRFF program. It has been determined that the City could apply for a grant contribution for up to \$825,164 for option one and up to \$805,018 for option two.

It should be noted that the City does not currently have the financial capacity to deliver this project within the set capital works affordability targets and that an increase to the operational budget will be required, as the facility is not leased by a community group and all maintenance, cleaning and utility costs will be borne by the City. This operational budget increase, estimated below, will be confirmed during the detailed design process.

Future financial year impact

Capital costs The total project cost of option one is \$2,938,630 with a potential grant application of \$825,164 and the remaining \$2,113,466 funded by the City.

Capital replacement The existing clubroom facility has a current replacement cost of \$1,127,689. Based on an assumption that the replacement cost of the facility may increase to \$3,500,000, the estimated new annual depreciation is \$49,000.

Annual operating cost including depreciation The current annual operating cost of the facility is \$32,716 (cleaning / maintenance / utilities \$19,000; depreciation \$16,716; income \$3,000).

It is estimated that the annual operating costs (maintenance / cleaning / utilities) for option one will increase to \$58,970 per year. This amount does not include the annual depreciation which will be determined during detail design process.

Annual operating income It is possible that there may be an increase in income for the City from new hire groups, however no assumption has been included at this time as there will be an increase to cleaning and utility costs to support hire usage that is not offset by any additional hire income.

Capital Works Program Currently, there is \$850,000 listed in the *Capital Works Program* for the project. The estimated capital cost for option one is \$2,938,630. It is proposed that the budget be updated to include the revised capital cost and potential grant funding contribution, and that these increases can be afforded within the financial targets.

If the City is unsuccessful in obtaining a grant funding contribution, there are no other reserve funds available to meet the shortfall. Therefore, for the City to fund any additional costs, other projects would be impacted.

All amounts quoted in this report are exclusive of GST.

Regional significance

Not applicable.

Sustainability implications

Environmental

All facility refurbishment projects are planned to reduce the impact of the carbon footprint and consider environmental sustainability design features where possible within the project budget. Where the removal of vegetation is unavoidable, it is proposed to replace any tree that is removed as a result of the works on a ratio of 1:6 (for every one tree that is removed, six replacement trees would be planted elsewhere on the site).

Social

The project has included consultation with all regular user groups of the facility and local community to ensure that feedback received represent the communities' diverse needs. The refurbishment works will also consider access and inclusion principles with the aim to enhance the amenity of the public space.

Economic

Not applicable.

Consultation

Community consultation for the project was conducted in accordance with the City's approved *Community Consultation Council Policy*. Results of the consultation have been provided in the Details section of this report.

COMMENT

The 2023 active reserve and community facility review report recommended MacNaughton Park Clubroom as the next priority facility for refurbishment. The building is considered inadequate to service the existing user groups and community due to the lack of change rooms, external accessible park toilet and limited storage.

Over 90% of community consultation respondents supported the project with the majority of additional comments received expressing the project was needed and would support local female soccer. Stakeholder consultation with regular user groups also supported the proposed refurbishment works with MacNaughton Park being the base for female soccer for the Kingsley Westside Football Club.

Option one including refurbishing the existing facility and constructing an extension is recommended as it is the most cost effective option and meets the current and future needs of the user groups and community. It is also recommended that the City submit an application for a CSRFF contribution in the next eligible funding round.

It should be noted that the City does not currently have the financial capacity to deliver this project within the set affordability targets, under the Building Construction Works (BCW) program within the Five-Year Capital Works Program, unless funding is apportioned over an extended period of time.

VOTING REQUIREMENTS

Simple Majority.

The Manager Financial Services left the Room at 7.11pm.

OFFICER'S RECOMMENDATION MOVED Mayor Jacob, SECONDED Cr Vinciullo that Council:

- 1 NOTES the outcome of community consultation undertaken for the MacNaughton Park Facility Upgrade as detailed in this Report;**
- 2 SUPPORTS the MacNaughton Park Facility Upgrade concept design option one as detailed in this Report;**
- 3 ENDORSES an application to the Department of Local Government, Sport and Cultural Industries Community Sporting and Recreation Facilities Fund program for \$825,164 (excluding GST) to part fund the MacNaughton Park Facility Upgrade;**
- 4 NOTES that the announcement of the Community Sporting and Recreation Facilities Fund application results are expected in January 2026;**
- 5 NOTES that there is currently \$850,000 listed for consideration in the current Five-Year Capital Works Program for the MacNaughton Park Facility Upgrade;**
- 6 REQUESTS that the amount listed for consideration during the budget development process for the MacNaughton Park Facility Upgrade be increased to \$2,938,630 as follows:**
 - 6.1 \$2,113,466 City contribution;**
 - 6.2 \$825,164 Community Sporting and Recreation Facilities Fund contribution;**
- 7 SUPPORTS additional operating funding to be listed for consideration during the budget development process prior to completion of the MacNaughton Park Facility Upgrade;**
- 8 REQUESTS that the Chief Executive Officer advocates for additional external funding to contribute to the MacNaughton Park Facility Upgrade.**

The Motion was Put and

CARRIED (6/0)

In favour of the Motion: Cr Hill, Mayor Jacob, Cr Chester, Cr Fishwick, Cr May and Cr Vinciullo.
Against the Motion: Nil.

ATTACHMENTS

1. Site aerial [**8.6.1** - 1 page]
2. Existing floorplan [**8.6.2** - 1 page]
3. Consultation outcomes report [**8.6.3** - 51 pages]
4. Option 1 floorplan [**8.6.4** - 1 page]
5. Option 2 floorplan [**8.6.5** - 1 page]

8.7 2024-25 CAPITAL WORKS PROGRAM UPDATE (WARD - ALL)

WARD	All
RESPONSIBLE DIRECTOR	Mr Nico Claassen Director Infrastructure Services
FILE NUMBER	107023, 101515
AUTHORITY / DISCRETION	Information – includes items provided to Council for information purposes only that do not require a decision of Council (that is for ‘noting’).

PURPOSE

For the Major Projects and Finance Committee to note the update on the 2024 - 25 *Capital Works Program* and the project status reports for identified capital works projects.

EXECUTIVE SUMMARY

The Capital Works Project Report for the 2024-25 program as at 28 February 2025 is attached (Attachment 1 refers).

At its meeting held on 25 June 2024 (CJ156-06/24 refers), Council adopted the 2024-25 Capital Works Program as part of its 2024-25 Budget, along with the City's Corporate Business Plan 2024 - 2028 (CJ147-06/24 refers). Capital Project Status Reports for key capital works projects identified is attached (Attachment 2 refers).

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

- 1 *the report of the Capital Works Projects for 2024-25 as at 28 February 2025 forming Attachment 1 to this Report;*
- 2 *the Capital Project Status Reports for 2024-25 as at 28 February 2025 forming Attachment 2 to this Report.*

BACKGROUND

At its meeting held on 6 November 2023 (JSC03-11/23 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 25 June 2024 (CJ156-06/24 refers), Council adopted the *2024 - 25 Capital Works Program* as part of its 2024-25 Budget, along with the City's *Corporate Business Plan 2024 - 2028* (CJ147-06/24 refers).

The following projects have been identified for additional milestone reporting, along with multi-year projects that had milestone reporting during the 2023-24 financial year that were not yet completed.

Project Code	Project Description
BCW2596	Prince Regent Park Facility Upgrade
BCW2620	Civic Centre / Library Slab Waterproofing
BCW2640	Percy Doyle Community Sporting Facility
BCW2669	Greenwood Scout Hall Refurbishment
BCW2676	Joondalup Admin Roof Balustrade
BCW2680	Joondalup Civic / Library Chiller Replacement
FNM2103	Coastal and Estuarine Mitigation Program
FPN2299	Hillarys Cycle Network Expansion
MPP2076	Sorrento Surf Lifesaving Club Redevelopment
MPP2077	Burns Beach – Café/Kiosk/Restaurant
MPP2080	Burns Beach Coastal Node Redevelopment
MPP2081	Duncraig Adventure Hub
PDP2362	Warwick North Cluster Park Revitalisation
PDP2364	Whitfords West Park Amenity Improvement
PEP2891	Gibson Park Pump Track
PEP2892	Whitfords West Park Pump and Jump
PEP2893	Lysander Park Pump Track
PFP2102	Tom Simpson North/South Carpark Improvements
RDC2027	Joondalup / Hodges Intersection Upgrade
RDC2029	Joondalup / Lakeside North Roundabout
RDC2030	Moolanda Boulevard Pedestrian Footbridge
RDC2031	Hepburn Ave / Lilburne to Walter Padbury
RDC2032	Eddystone Avenue / Joondalup to Honeybush
SBS2096	Hepburn / Karuah Intersection Upgrade
SBS2093	Ocean Reef / Gwendoline Intersection Upgrades
SBS2095	Hepburn / Amalfi Roundabout Improvements
SBS2097	Hepburn / Moolanda Roundabout Construction
STL2122	Santiago Park Sport Lighting Installation

DETAILS

The Capital Works Project Report for the 2024-25 program as at 28 February 2025 is attached (Attachment 1 refers).

A summary of the projects and their current status is detailed in the Capital Project Status 2024-25 as at 28 February 2025 forming Attachment 2 to this Report.

Issues and options considered

Not applicable.

Legislation / Strategic Community Plan / Policy implications

Legislation Section 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.

10-Year Strategic Community Plan

Key theme 5. Leadership.

Outcome 5-4 Responsible and financially sustainable - you are provided with a range of City services which are delivered in a financially responsible manner.

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 reports provide an update on the activities undertaken.

VOTING REQUIREMENTS

Simple Majority.

OFFICER'S RECOMMENDATION MOVED Cr Chester, SECONDED Cr Vinciullo that the Major Projects and Finance Committee NOTES:

- 1 the report on the Capital Works Projects for 2024-25 as at 28 February 2025 forming Attachment 1 to this Report;**
- 2 the Capital Project Status Report 2024-25 as at 28 February 2025 forming Attachment 2 to this Report.**

The Motion was Put and

CARRIED (6/0)

In favour of the Motion: Cr Hill, Mayor Jacob, Cr Chester, Cr Fishwick, Cr May and Cr Vinciullo.

Against the Motion: Nil.

The Director Planning and Community Development, the Director Governance and Strategy, the Director Corporate Services, the Director Infrastructure Services, the Senior Financial Analyst and the Governance Officer left the Room at 7.25pm.

ATTACHMENTS

1. Capital Works Project Report 2024-25 [8.7.1 - 9 pages]
2. Capital Works Project Status Report 2024-25 [8.7.2 - 29 pages]

8.8 **CONFIDENTIAL - STATUS UPDATE - PROJECT AXIOM (WARD - ALL)**

WARD	All
RESPONSIBLE DIRECTOR	Mr James Pearson Chief Executive Officer
FILE NUMBER	111990
AUTHORITY / DISCRETION	Information – includes items provided to Council for information purposes only that do not require a decision of Council (that is for 'noting').

This report is confidential in accordance with s5.23(2) of the *Local Government Act 1995*, which permits the meeting to be closed to the public for business relating to the following:

- (c) *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.*
- (d) *legal advice obtained, or which may be obtained, by the local government and which relates to a matter to be discussed at the meeting.*
- (e) *a matter that if disclosed, would reveal:*
 - (ii) *information that has a commercial value to a person.*
- (f) *a matter that if disclosed, could be reasonably expected to:*
 - (i) *impair the effectiveness of any lawful method or procedure for preventing, detecting, investigating or dealing with any contravention or possible contravention of the law.*

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

Cr May left the Meeting at 7.56pm.

Cr Vinciullo left the Room at 8.00pm and returned at 8.02pm.

OFFICER'S RECOMMENDATION

That the Major Projects and Finance Committee NOTES the confidential status update for Project Axiom.

ALTERNATE RECOMMENDATION MOVED Cr Fishwick, SECONDED Cr Chester that the Major Projects and Finance Committee

- 1 NOTES the confidential status update for Project Axiom;**
- 2 REQUESTS that the Chief Executive Officer's presentation on the Project Axiom screened at the Major Projects and Finance Committee meeting held on 17 March 2025, be attached to and form part of the Minutes of the Meeting.**

The Alternate Motion was Put and

CARRIED (5/0)

In favour of the Alternate Motion: Cr Hill, Mayor Jacob, Cr Chester, Cr Fishwick and Cr Vinciullo.

Against the Alternate Motion: Nil.

9 URGENT BUSINESS

Nil.

10 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil.

11 REQUESTS FOR REPORTS FOR FUTURE CONSIDERATION

Nil.

12 CLOSURE

There being no further business, the Presiding Member declared the meeting closed at 8.18pm the following Committee Members being present at that time:

CR ADRIAN HILL
MAYOR HON. ALBERT JACOB, JP
CR RUSS FISHWICK, JP
CR JOHN CHESTER
CR PHILLIP VINCIULLO

17 MARCH 2025 - MAJOR PROJECTS AND FINANCE COMMITTEE ATTACHMENTS

8.1 POP-UP PIAZZA - PROJECT PHILOSOPHY AND PARAMETERS (WARD – NORTH).....	3
8.1.1 POP UP PIAZZA PROJECT PHILOSOPHY AND PARAMETERS.....	3
8.2 STATUS UPDATE ON THE JOONDALUP CENTRAL BUSINESS DISTRICT PROJECTS CLUSTER (WARD - ALL).....	10
8.2.1 PROJECT STATUS BRIEFING NOTE - JOONDALUP CITY CENTRE DEVELOPMENT (17 MARCH 2025).....	10
8.2.2 PROJECT STATUS BRIEFING NOTE - JOONDALUP PERFORMING ARTS CENTRE (17 MARCH 2025).....	13
8.2.3 PROJECT STATUS BRIEFING NOTE - LAND ACQUISITION STRATEGY (17 MARCH 2025).....	17
8.2.4 PROJECT STATUS BRIEFING NOTE - MULTI STOREY CAR PARK 2 JOONDALUP CITY CENTRE (17 MARCH 2025).....	20
8.3 PROBITY FRAMEWORK FOR THE JOONDALUP CENTRAL BUSINESS DISTRICT PROJECTS CLUSTER (WARD – ALL).....	23
8.3.1 PROBITY FRAMEWORK FOR JOONDALUP CBD PROJECTS CLUSTER...	23
8.4 SITE OPTIONS ANALYSIS FOR THE JOONDALUP PERFORMING ARTS CENTRE (WARD – ALL).....	44
8.4.1 PROJECT PHILOSOPHY AND PARAMETERS FOR JOONDALUP PERFORMING ARTS CENTRE.....	44
8.4.2 JPAC SITE OPTIONS ANALYSIS - OPTION EVALUATION (16 JANUARY 2025).....	51

8.4.3 JPAC SITE OPTIONS ANALYSIS - FINANCIAL EVALUATION (16 JANUARY 2025).....	89
8.5 QUARTERLY BUSINESS UNIT FINANCIAL REPORT AS AT 31 DECEMBER 2024 (WARD - ALL).....	99
8.5.1 QUARTERLY BUSINESS UNIT FINANCIAL REPORTS - DECEMBER 2024.....	99
8.5.2 SUPPORTING COMMENTARY - DECEMBER 2024.....	119
8.6 2026-27 MACNAUGHTON PARK FACILITY UPGRADE (WARD - NORTH)..	129
8.6.1 SITE AERIAL.....	129
8.6.2 EXISTING FLOORPLAN.....	130
8.6.3 CONSULTATION OUTCOMES REPORT.....	131
8.6.4 OPTION 1 FLOORPLAN.....	182
8.6.5 OPTION 2 FLOORPLAN.....	183
8.7 2024-25 CAPITAL WORKS PROGRAM UPDATE (WARD - ALL).....	184
8.7.1 CAPITAL WORKS PROJECT REPORT 2024-25.....	184
8.7.2 CAPITAL WORKS PROJECT STATUS REPORT 2024-25.....	193

Pop-Up Piazza
Project Philosophy & Parameters (2025)



Project Name	Pop-Up Piazza Business Case
Report	Project Philosophy and Parameters
Project Sponsor	Manager Economic Development & Advocacy
Project Manager (business case)	Senior Financial Analyst

Version Control: 2025 Updated 13th February 2025
2025 Updated 6th March 2025

*Pop-Up Piazza
Project Philosophy & Parameters (2025)*



Background / Scope

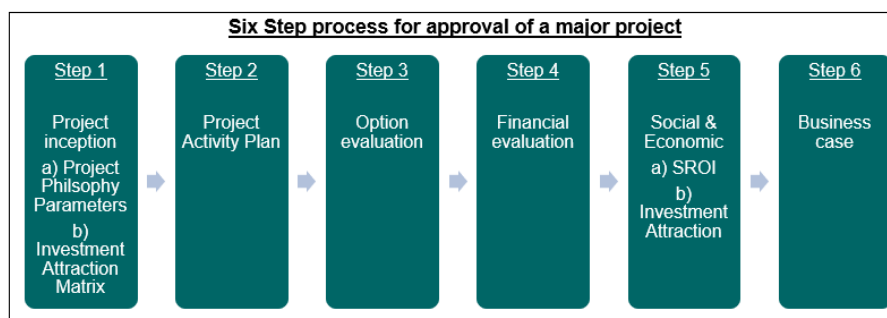
City Centre Activation

In June 2022 Council endorsed the Place Activation Strategy and Joondalup City Centre Place Activation Plan (item CJ085-06/22 refers). The development of the plans involved comprehensive community engagement and, as part of the Joondalup City Centre Place Activation Plan, 15 top ideas for the City Centre were identified, including the consideration of a piazza and courtyard spaces to act as focal points.

Business case required

In order to respond to the Joondalup City Centre Place Activation Plan the City has investigated opportunities for the design and programming of a “pop-up piazza” space, providing opportunities for year-round pop-up activities in the City Centre. The programming and operations are likely to require recurring additional investment by the City and the project is being considered as a major project, with the requirement for a business case to be prepared.

The preparation of a business case will follow the standard six-step process below and ensure that there is a detailed evaluation of options, programming and most importantly financial impacts.



Location

Preliminary investigations have identified that part of the T1 at-grade public carpark on Boas Avenue, as indicated below, as a preferred location. It is however important for the purpose of undertaking a rigorous process and making an informed decision that the business case considers a number of locations to be evaluated.

*Pop-Up Piazza
Project Philosophy & Parameters (2025)*



Related projects and plans

There are several related projects to the pop-up piazza:

- Joondalup Performing Arts Centre (JPAC) – data collected from the pop-up piazza can be used to inform the Joondalup Performing Arts Centre project (ie. is there sufficient demand and attraction at the location to validate the location for the Arts Centre). It is acknowledged that the type of events that would be held at an indoor JPAC would be different to an outdoor pop-up piazza (indoor versus outdoor, ticketed versus free, performing arts versus community) but there is some correlation, and the key issue is whether the City can attract regular visitation to the City Centre.
- Multi Storey Car Park 2 City Centre – separately, the City intends to prepare another business case in 2025 to evaluate sites and options for a second Multi Storey Car Park. The location of the pop-up piazza and potential location for the Joondalup Performing Arts Centre may have a significant influence on the demand and location for another Multi Storey Car Park.
- Neil Hawkins Park Redevelopment – the City is at the preliminary stages of the business case process for redevelopment of Neil Hawkins Park. There are some connections between Neil Hawkins Park and activation of the City Centre.
- Integrated Transport Plan 2024 to 2034.
- Urban City Park – investigations are underway for a recreation space for small children and youths in line with the City Centre Place Activation Plan, to be located at Boas Place. This space is intended to be designed together with the pop-up piazza and would form a key connector between the Joondalup Train Station, Lakeside Joondalup and Neil Hawkins Park.
- Joondalup Contemporary Art Gallery.

PHILOSOPHY / PROJECT VISION

Strategic Community Plan

The pop-up piazza is aligned to the following objectives of the Strategic Community Plan:

Pop-Up Piazza
Project Philosophy & Parameters (2025)



Community

1-2 Inclusive and connected

You enjoy local services and programs that cater for different ages, abilities and backgrounds.

1-3 Active and social

You enjoy quality local activities and programs for sport, learning and recreation.

1-4 Artistic and creative

You celebrate, support and participate in art and events in your local area.

1-5 Cultural and diverse

You understand, value and celebrate the City's unique Aboriginal and other diverse cultures and histories.

Place

3-3 Attractive and leafy

You have access to quality public open spaces and enjoy appealing streetscapes.

Economy

4-1 Prosperous and local

You feel supported to grow your business in the City.

4-2 Innovative and confident

You are attracted to the City's unique characteristics and potential and feel confident in investing.

4-3 Appealing and welcoming

You welcome residents, and local and international visitors to the City.

Leadership

5-4 Responsible and financially-sustainable

You are provided with a range of City services which are delivered in a financially responsible manner.

Vision and Purpose of Project

The vision for this project is to

"The Pop-Up Piazza will provide increased activation of the City Centre, providing a wealth of diverse events all year-round. The project will provide data to evaluate the viability of a permanent Joondalup Performing Arts Centre at Boas Place. The one-off costs and recurring costs will be financially sustainable and provide value for money to the community."

Pop-Up Piazza
Project Philosophy & Parameters (2025)



OUTCOMES and PROJECT DELIVERABLES

The outcomes of the project are:

- Financial sustainability – one off costs and recurring impacts are affordable to the City.
- Joondalup Performing Arts Centre – collect data to provide information to the potential JPAC
- Events – provide all-year round entertainment to the City attracting more visitors to the City and maximise the usage of the facility. Capable of multiple uses
- Users/Community – if a facility is constructed it is safe to use, compliments the neighbouring area, accessible and is perceived to provide value for money.
- Utilisation – facility must enjoy high and regular utilisation

Pop-Up Piazza
Project Philosophy & Parameters (2025)



PROJECT OBJECTIVES

Where possible to do so the objectives listed below are specific and measurable. These will be used to evaluate the options. The objectives will continue to be reviewed as the project progresses and if necessary amended.

Item	Objective	Success Criteria	Measurement
1) Financial sustainability	The one-off costs and recurring costs of the project are affordable and can be funded (the project will cost money to operate, this is not a break-even or positive project).	Business case can be approved with a resolution to confirm funding for both one-off costs and recurring costs using the JPAC reserve fund. Business case will evaluate existing events.	Strategic Financial Plan will include the project and will be able to provide balanced cash projections. JPAC reserve can be used to fund one-off costs but ongoing costs will need to be met with municipal funds.
2) JPAC	Pop-Up Piazza informs the JPAC project and confirms viability of a permanent JPAC structure at Boas Place.	Two sets of data required from the PUP: <ul style="list-style-type: none"> Utilisation data / Viability of JPAC Location – is Boas Place a viable location for a permanent JPAC 	Robust data captured during the operation of the PUP, including utilisation data, maximum visitors. The PUP will operate for a minimum of five years, potentially up to 10 years, so as to provide robust data.
3) Events	Sufficient activities at the PUP to justify the investment. Flexible space.	At least xx days per year of activities (target established as part of business case)	Days planned and actual days operated of activities
4) Customer, Community and Business experience	PUP provides a safe, accessible experience for visitors and nearby residents are not adversely affected. Facility supports or does not adversely affect business.	Customer Satisfaction is considered high. Retention / Return visits is high Visitation target established.	Surveys will be used to evaluate customer satisfaction. Business case will include a SROI (Social Economic Return on Investment Analysis) and provide a Benefits Cost Ratio of 3 or more.
5) Utilisation	Reasonable utilisation of the PUP	Targets established for utilisation and achieved	Count of actual visitors versus maximum and target

*Pop-Up Piazza
Project Philosophy & Parameters (2025)*



DEVELOPMENT PARAMETERS

Governance

- Project team – cross functional project team has been established
- Other business units – will be consulted and involved as necessary
- Place Activation Working Group – used to oversee the outcomes from the project team
- City Centre Steering Group – this group is endorse proposals before they go to the Major Projects Finance Committee
- Major Projects and Finance Committee – key body for Elected Members to approve the commencement of the project and eventually the business case

Resources

- In-house resource will be used as much as possible to complete the Business Case.
- External consultancy may be required.

Sustainability Considerations

- Achievement of best practice in environmentally sustainable design principles whilst maintaining an aesthetically acceptable building.
- Implementation of architectural and construction techniques that show leadership in environmentally sustainable developments.

Outputs

The following outputs/reports are expected to be prepared:

Attachment 1 - Project Philosophy and Parameters
Attachment 2 - Acoustic Study
Attachment 3 - Site Analysis
Attachment 4 - Programming evaluation
Attachment 5 - Options evaluation
Attachment 6 - Consultation outcomes
Attachment 7 - Option Evaluation
Attachment 8 - Financial Evaluation
Attachment 9 - Social Economic Return on Investment
Attachment 10 - Business Case

An overall report will then summarise all items.

PROJECT STATUS BRIEFING NOTE

DATE: 17 March 2025

JOONDALUP CITY CENTRE DEVELOPMENT PROJECT (2025)

RESPONSIBLE DIRECTOR: Mr Mat Humfrey
Director Corporate Services

FILE NUMBER: 103036

VISION

The Joondalup City Centre Development project will enhance the vitality and vibrancy of the city centre by providing high-quality, well designed and sustainable developments which attract residents, businesses and visitors to the area. A mix of land uses will be provided which encourage passive recreation and commercial activities that activate the public realm and strengthen the local economy.

PURPOSE

The purpose of the project is to:

- Evaluate a variety of different options and scenarios.
- Provide a strategic approach to the development of nominated City-owned land within the city centre.
- Provide Council with a business case that supports the vision.
- Ensure that the options and recommendations are aligned with key stakeholders.

BACKGROUND

At its meeting held on 25 May 2010 (CJ083-05/10 refers), Council endorsed the Project Philosophy and Parameters for what was previously named the Joondalup City Centre Commercial Office Development Project. This project formed the basis of what was subsequently referred to as the 'Boas Place' project.

Between April 2008 and March 2020, substantial work was undertaken by the City to bring the project to fruition. A summary of the investigations and key events during this period are summarised as follows:

- A commercial feasibility study undertaken by Jones Lang LaSalle Property Consultants.
- Creation of an Office Development Committee to provide advice and make recommendations to Council on the project.
- Two separate expressions of interest (EOI) processes were initiated by the City to identify potential development partners for the project.
- Subsequent, appointment of Devwest Group Pty Ltd (Devwest) as the preferred partner for the project.
- Submission of a response to the State Government's request for EOI for a Joondalup Office Accommodation proposal (which was eventually awarded to Primewest for the

- 2 -

construction of the Department of Water and Environmental Regulation office building on the corner of Davidson Terrace and Shenton Avenue).

- Development of draft design guidelines and multiple concept plans for the subject area.
- Due to a number of reasons, the City and Devwest were unable to reach an agreement on the future direction of the project and in 2018 ceased its partnership.
- An Order of Magnitude Business Case (OMBC) was prepared by NS Advisory and presented to the Major Projects and Finance Committee for consideration.

The City has now prepared a new approach to the coordination of various major projects through the creation of functional project clusters. The Joondalup CBD Project Cluster consists of the following projects:

- Multi Storey Car Park City Centre.
- Joondalup City Centre Development - Boas Place.
- Land Acquisition Strategy.
- Joondalup Performing Arts Centre.

At its meeting held on 13 December 2022 (CJ231-12/22 refers), Council endorsed a new vision for the Joondalup CBD Projects Cluster which included the following:

- 1 *ENDORSES the Vision for the CBD cluster as outlined below:*

The Joondalup City Centre is an iconic and recognisable business address known for its exciting innovation, technology, education and health industries. The outlook is dominated by quality, well-designed, sustainable buildings that complement the natural surroundings. The Joondalup City Centre offers abundant and varied employment opportunities for a locally-based workforce. Residents, workers and visitors enjoy high amenity community spaces that have a vibrant, lively atmosphere. Places are integrated and interconnected and there is overall sense of flow.

- 2 *NOTES the actions to achieve this vision requires the City of Joondalup to:*

- *Promote the City Centre as a desirable location for long-term capital investment.*
- *Encourage and support development projects that generate ongoing employment opportunities in the City Centre.*
- *Progress the development of cultural and artistic venues and spaces in the City Centre.*
- *Deliver distinctive, high amenity public open spaces in the City Centre.*

At its meeting on 28 May 2024 (item 13.2.1 refers), Council endorsed the Philosophy and Parameters for the Joondalup City Centre Development Project ("Boas Place") and resolved the following:

- 1 *ENDORSES the Joondalup City Centre Development – Boas Place Project Philosophy and Parameters as detailed in Attachment 1 to this Report, to articulate the intent and purpose of Council progressing the project;*
- 2 *NOTES that status reports will be presented to the Major Projects and Finance Committee.*

- 3 -

STATUS UPDATES

6 August 2024 (Strategy Session)

A status update and associated PowerPoint presentation was presented to Strategy Session on 6 August 2024. This included a brief overview of the initial project approach, including the external consultant engagement approach for the first stages of the City's investigations.

This update was provided in conjunction with a performing arts centre desktop site inspections of various other arts and cultural facilities throughout Western Australia, including two sites in the eastern states.

30 August 2024 (Desk of the CEO item)

The City has recently completed a Request for Quote (RFQ) process to appoint a suitably qualified Probity Consultant to ensure appropriate governance and probity actions are undertaken as part of the Joondalup CBD Projects Cluster.

Following a competitive selection process, Stantons International Audit and Consulting Pty Ltd (Stantons) were identified as the preferred consultant for this engagement. Stantons have been assisting clients with probity, auditing, procurement and governance strategies/frameworks for over 20 years and have assisted various local governments on similar development and activation projects.

An individualised Probity and Governance Framework is expected to be developed which will guide the City in its engagement with other consultants, potential business partners/developers and the broader community. Further probity advice can be obtained throughout the engagement contract, including assistance with future expression of interest (EOI) processes and other general probity advice if and when required.

17 March 2025 (Major Projects and Finance Committee)

A draft Probity Framework has been developed with the assistance of the City's appointed Probity Advisor (Stantons). The draft Probity Framework applies across the relevant phases of each project within the Joondalup CBD Projects Cluster prior to the development of a business case. This includes (but not limited to) procurement processes, asset disposals, land acquisition, and other major activities associated with each project. It is expected that the Probity Framework will be presented to Council for adoption in the near future.

The City has now completed a Site Options Analysis (SOA) for the JPAC to analyse a number of alternative development sites within the Joondalup City Centre. The purpose of the SOA is to ensure the evaluation is accurately recorded and to detail the rationale for the shortlisted location options and overall rankings. Based on the findings of the SOA, 'Boas Place' (70 Davidson Terrace, 90 Boas Avenue and 102 Boas Avenue, Joondalup) ranked the highest and it is therefore recommended that it be considered the preferred location for the JPAC at this time.

PROJECT STATUS BRIEFING NOTE

DATE: 17 March 2025

JOONDALUP PERFORMING ARTS CENTRE PROJECT (2025)

RESPONSIBLE DIRECTOR: Mr Mat Humfrey
Director Corporate Services

FILE NUMBER: 75577

VISION

The Joondalup Performing Arts Centre (JPAC) project will evaluate the options available to the City to meet the gap in accommodating performing arts and cultural events and supporting activities in the growing northern corridor. The project will evaluate the extent and scale of a new facility and ensure that such a facility will incorporate innovative/sustainable design, achieve high utilisation and be financially sustainable to the City.

PURPOSE

The purpose of the project is to:

- Evaluate as many viable options as possible.
- Provide Council with a business case that supports the vision.
- Ensure that the options and recommendation are aligned to all key stakeholders.

BACKGROUND

The need for a performing arts and cultural facility for the Joondalup region was first identified and defined in the 1992 Joondalup Cultural Plan. In the following years significant progress was made towards achieving this ambition including the establishment of a dedicated reserve for the facility in 2000.

Over the years several studies and reports have identified the need for a performing arts and cultural facility in Joondalup and indicated support from community and other stakeholders for the concept of a centrally-located facility containing a range of venues and facilities.

At its special meeting held on 1 February 2017 (JSC01-02/17 refers), Council considered details of a business case for the Joondalup Performing Arts and Cultural Facility (JPACF) project and resolved in part to endorse the business case for the purpose of advertising for public comment.

Following the public comment period, on 27 June 2017 a report entitled Joondalup Performing Arts and Cultural Facility – Business Case Community Consultation Results and Project Progression Options (CJ101-06/17 refers) was considered by Council. After due consideration of the report Council resolved in-part not to proceed with the project as follows:

- 2 -

"2 DOES NOT initiate the design development phase of the Joondalup Performing Arts and Cultural facility at this time".

The reason provided by Council for its decision was:

"to adopt a new vision for an alternative for the performing arts and cultural facility".

In 2018 and 2019 further concept designs were prepared with a reduced scope. In May 2019 (item CJ066-05/19 refers) Council noted a proposed capital cost of \$59 million, and that the City fund no more than \$30 million of this, with the remainder to be funded by external grants. One of the key resolutions is:

"1. NOTES the refined concept design and associated capital and operating cost estimates as detailed in this report and shown in Attachment 1 and ADOPTS this concept design for further progression of the JPACF project, including:

- a. further refinement of capital and operating costs;*
- b. funding opportunity investigations and grant applications;*
- c. further refinement of the concept design;*
- d. preparation of a business case".*

At its meeting held on 19 May 2020 (CJ066-05/20 refers) Council considered a recommendation from the Major Projects and Finance Committee from its meeting held on 4 May 2020 (Item 3 refers) and resolved as follows:

"That Council:

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

In accordance with the Council resolution from May 2020, at its meeting held on 14 August 2023 the Major Projects and Finance Committee considered a report (Item 8.3 refers) on progression options for the project and resolved to recommend that Council:

- "1 INSTRUCTS the Chief Executive Officer to recommence a project to investigate options for a dedicated facility for performing arts and cultural events and activities within the Joondalup City Centre;*
- 2 NOTES that a further report will be presented to the Major Projects and Finance Committee outlining options to progress the project."*

At its meeting held on 13 December 2022 (CJ231-12/22 refers), Council endorsed a new vision for the Joondalup CBD Projects Cluster which included the following:

"1 ENDORSES the Vision for the CBD cluster as outlined below:

- 3 -

The Joondalup City Centre is an iconic and recognisable business address known for its exciting innovation, technology, education and health industries. The outlook is dominated by quality, well-designed, sustainable buildings that complement the natural surroundings. The Joondalup City Centre offers abundant and varied employment opportunities for a locally-based workforce. Residents, workers and visitors enjoy high amenity community spaces that have a vibrant, lively atmosphere. Places are integrated and interconnected and there is overall sense of flow.

2 NOTES the actions to achieve this vision requires the City of Joondalup to:

- *Promote the City Centre as a desirable location for long-term capital investment.*
- *Encourage and support development projects that generate ongoing employment opportunities in the City Centre.*
- *Progress the development of cultural and artistic venues and spaces in the City Centre.*
- *Deliver distinctive, high amenity public open spaces in the City Centre."*

The Project Philosophy and Parameters for the Joondalup Performing Arts Centre were also prepared and were endorsed by Council at its meeting on 23 April 2024 (item 13.1.3 refers), resolving the following:

"1 ENDORSES the Joondalup Performing Arts Centre Project Philosophy and Parameters as detailed in Attachment 1 to this Report, to articulate the intent and purpose of Council progressing the project;

2 NOTES that status reports will be presented to the Major Projects and Finance Committee."

STATUS UPDATES

6 August 2024 (Strategy Session)

A status update and associated PowerPoint presentation was presented to strategy session on 6 August 2024. This update included desktop site inspections of various other arts and cultural facilities throughout Western Australia, including two sites in the eastern states.

30 August 2024 (Desk of the CEO item)

The City has recently completed a Request for Quote (RFQ) process to appoint a suitably qualified Probity Consultant to ensure appropriate governance and probity actions are undertaken as part of the Joondalup CBD Projects Cluster.

Following a competitive selection process, Stantons International Audit and Consulting Pty Ltd (Stantons) were identified as the preferred consultant for this engagement. Stantons have been assisting clients with probity, auditing, procurement and governance strategies/frameworks for over 20 years and have assisted various local governments on similar development and activation projects.

An individualised Probity and Governance Framework is expected to be developed which will guide the City in its engagement with other consultants, potential business partners/developers and the broader community. Further probity advice can be obtained

- 4 -

throughout the engagement contract, including assistance with future expression of interest (EOI) processes and other general probity advice if and when required.

17 March 2025 (Major Projects and Finance Committee)

A draft Probity Framework has been developed with the assistance of the City's appointed Probity Advisor (Stantons). The draft Probity Framework applies across the relevant phases of each project within the Joondalup CBD Projects Cluster prior to the development of a business case. This includes (but not limited to) procurement processes, asset disposals, land acquisition, and other major activities associated with each project. It is expected that the Probity Framework will be presented to Council for adoption in the near future.

The City has now completed a Site Options Analysis (SOA) for the JPAC to analysis a number of alternative development sites within the Joondalup City Centre. The purpose of the SOA is to ensure the evaluation is accurately recorded and to detail the rationale for the shortlisted location options and overall rankings. Based on the findings of the SOA, 'Boas Place' (70 Davidson Terrace, 90 Boas Avenue and 102 Boas Avenue, Joondalup) ranked the highest and it is therefore recommended that it be considered the preferred location for the JPAC at this time.

PROJECT STATUS BRIEFING NOTE

DATE: 17 March 2025

LAND ACQUISITION STRATEGY (2025)

RESPONSIBLE DIRECTOR: Mr Mat Humfrey
Director Corporate Services

FILE NUMBER: 63627

VISION

The City will develop a Land Acquisition Strategy (LAS) that creates a Council-endorsed robust approach to all related processes for land acquisition, including those related to risk, legislation, and financial viability. The Strategy will guide land acquisition opportunities that align with the City's strategic direction and the progression of major projects.

PURPOSE

The benefits of astute land acquisition could be creating a commercial level of financial return from an existing building on a selected site, increased place activation, fulfilling a community benefit, or aligning with the City's strategic direction - such as its current planned major projects. Individual site selection will need to have a purpose that has been agreed to under the criteria of the LAS.

BACKGROUND

At its meeting held on 14 August 2023, the Committee supported the report's recommendation to seek Council's support for the preparation of a draft Land Acquisition Strategy. The Committee also supported the recommendation to authorise the Chief Executive Officer to commence investigations into potential locations for land acquisition. It is required that both items be referred back to Council.

At its meeting held on 28 November 2023 (CJ244-11/23 refers), Council considered and endorsed the Committee's recommendation as follows:

- "1 SUPPORTS the preparation of a draft Land Acquisition Strategy.*
- 2 NOTES that the draft Land Acquisition Strategy will be presented back to Council for endorsement.*
- 3 AUTHORISES the Chief Executive Officer to commence investigations into potential locations for land acquisition, the result of which will also be presented back to Council."*

The City has now prepared a new approach to the coordination of various major projects through the creation of functional project clusters. The Joondalup CBD Project Cluster consists of the following projects:

- Multi Storey Car Park City Centre.

- 2 -

- Joondalup City Centre Development - Boas Place.
- Land Acquisition Strategy.
- Joondalup Performing Arts Centre.

At its meeting held on 13 December 2022 (CJ231-12/22 refers), Council endorsed a new vision for the Joondalup CBD Projects Cluster which included the following:

1 *ENDORSES the Vision for the CBD cluster as outlined below:*

The Joondalup City Centre is an iconic and recognisable business address known for its exciting innovation, technology, education and health industries. The outlook is dominated by quality, well-designed, sustainable buildings that complement the natural surroundings. The Joondalup City Centre offers abundant and varied employment opportunities for a locally-based workforce. Residents, workers and visitors enjoy high amenity community spaces that have a vibrant, lively atmosphere. Places are integrated and interconnected and there is overall sense of flow.

2 *NOTES the actions to achieve this vision requires the City of Joondalup to:*

- *Promote the City Centre as a desirable location for long-term capital investment.*
- *Encourage and support development projects that generate ongoing employment opportunities in the City Centre.*
- *Progress the development of cultural and artistic venues and spaces in the City Centre.*
- *Deliver distinctive, high amenity public open spaces in the City Centre.*

Project Philosophy and Parameters for the Land Acquisition Strategy were prepared and subsequently endorsed by Council at its meeting on 23 April 2024 (item 13.1.1 refers), resolving the following:

"That Council ADOPTS the Project Philosophy and Key Parameters for the Land Acquisition Strategy as detailed in Attachment 1 to this Report."

STATUS UPDATES

6 August 2024 (Strategy Session)

A status update and associated PowerPoint presentation was presented to Strategy Session on 6 August 2024. This included a brief overview of the LAS, its relationship to the other Joondalup CBD projects and the status.

30 August 2024 (Desk of the CEO item)

The City has recently completed a Request for Quote (RFQ) process to appoint a suitably qualified Probity Consultant to ensure appropriate governance and probity actions are undertaken as part of the Joondalup CBD Projects Cluster.

Following a competitive selection process, Stantons International Audit and Consulting Pty Ltd (Stantons) were identified as the preferred consultant for this engagement. Stantons have been assisting clients with probity, auditing, procurement and governance

- 3 -

strategies/frameworks for over 20 years and have assisted various local governments on similar development and activation projects.

An individualised Probity and Governance Framework is expected to be developed which will guide the City in its engagement with other consultants, potential business partners/developers and the broader community. Further probity advice can be obtained throughout the engagement contract, including assistance with future expression of interest (EOI) processes and other general probity advice if and when required.

17 March 2025 (Major Projects and Finance Committee)

A draft Probity Framework has been developed with the assistance of the City's appointed Probity Advisor (Stantons). The draft Probity Framework applies across the relevant phases of each project within the Joondalup CBD Projects Cluster prior to the development of a business case. This includes (but not limited to) procurement processes, asset disposals, land acquisition, and other major activities associated with each project. It is expected that the Probity Framework will be presented to Council for adoption in the near future.

It is expected that the City will be commencing a Request for Quote (RFQ) process for a consultant to assist with the preparation of the draft Land Acquisition Strategy, as well as the terms of reference for a proposed Land Asset Management Working Group.

The City has been responding to and assisting with ad-hoc land development and transfer enquiries (related to City owned land) from proponents as and when required. There are no proposals of note at this stage.

PROJECT STATUS BRIEFING NOTE

DATE: 17 March 2025

MULTI STOREY CAR PARK 2 – JOONDALUP CITY CENTRE PROJECT (2025)

**RESPONSIBLE
DIRECTOR:** Mr Mat Humfrey
Director Corporate Services

FILE NUMBER: 111937

VISION

The City is committed to the activation of the Joondalup Central Business District (CBD) and the provision of adequate parking to attract employers, employees and visitors is crucial to the activation. The overall vision for the project is to:

“Support economic development to the Joondalup CBD by ensuring that there is sufficient parking available for workers, commuters and visitors. A second multi storey car park should be financially sustainable”

BACKGROUND

The City undertook a preliminary feasibility review in 2020 which culminated in a report being presented to Council at its meeting held on 17 November 2020 (CJ175-11/20 refers), it was resolved that:

“Council:

- 1 *NOTES the feasibility for the City to construct a second multi-storey car park as detailed in Report CJ175-11/20;*
- 2 *REQUESTS the Chief Executive Officer prepare concept plans for a second multistorey car park, which considers and addresses the incorporation of commercial uses within the site and elements that future proof the overall development.”*

At its meeting held on 13 December 2022 (CJ231-12/22 refers), Council endorsed a new vision for the Joondalup CBD Projects Cluster which included the following:

“1 ENDORSES the Vision for the CBD cluster as outlined below:

The Joondalup City Centre is an iconic and recognisable business address known for its exciting innovation, technology, education and health industries. The outlook is dominated by quality, well-designed, sustainable buildings that complement the natural surroundings. The Joondalup City Centre offers abundant and varied employment opportunities for a locally-based workforce. Residents, workers and visitors enjoy high amenity community spaces that have a vibrant, lively atmosphere. Places are integrated and interconnected and there is overall sense of flow.

- 2 -

2 *NOTES the actions to achieve this vision requires the City of Joondalup to:*

- *Promote the City Centre as a desirable location for long-term capital investment.*
- *Encourage and support development projects that generate ongoing employment opportunities in the City Centre.*
- *Progress the development of cultural and artistic venues and spaces in the City Centre.*
- *Deliver distinctive, high amenity public open spaces in the City Centre."*

In addition to the above resolution, Council at its meeting on 13 December 2022 (CJ229-12/22 refers) also considered the business case which was prepared for a second Multi Storey Car Park at 104 McLarty Avenue, Joondalup. Council subsequently resolved the following:

- "1 *NOTES the business case for the proposed multi storey car park at 104 McLarty Avenue, Joondalup;*
- 2 *NOTES that having considered the business case, resolves not to proceed with construction at this time;*
- 3 *NOTES that \$300,000 is already included in the adopted 2022-23 Budget for detailed design and will be removed during the 2022-23 mid-year budget review;*
- 4 *NOTES that \$16.8 million is currently included in the 5-Year Capital Works Program and Strategic Financial Plan and will be removed as part of the 2023 updates;*
- 5 *NOTES that demand modelling will be reassessed in 2024 for a potential multi storey car park at 104 McLarty Avenue, Joondalup and continue to liaise with large stakeholders in the Joondalup central business district to evaluate potential trigger points."*

STATUS UPDATES

6 August 2024 (Strategy Session)

A status update and associated PowerPoint presentation was presented to Strategy Session on 6 August 2024. This included a brief overview of the Multi Storey Car Park 2 – Joondalup City Centre (MSCP) project, its relationship to the other Joondalup CBD projects and the status.

30 August 2024 (Desk of the CEO item)

The City has recently completed a Request for Quote (RFQ) process to appoint a suitably qualified Probity Consultant to ensure appropriate governance and probity actions are undertaken as part of the Joondalup CBD Projects Cluster.

Following a competitive selection process, Stantons International Audit and Consulting Pty Ltd (Stantons) were identified as the preferred consultant for this engagement. Stantons have been assisting clients with probity, auditing, procurement and governance strategies/frameworks for over 20 years and have assisted various local governments on similar development and activation projects.

- 3 -

An individualised Probity and Governance Framework is expected to be developed which will guide the City in its engagement with other consultants, potential business partners/developers and the broader community. Further probity advice can be obtained throughout the engagement contract, including assistance with future expression of interest (EOI) processes and other general probity advice if and when required.

17 March 2025 (Major Projects and Finance Committee)

To date, a Project Activity Plan has been prepared and project team members have been nominated to assist with the preparation of the revised business case. The Project Philosophy and Parameters are currently being drafted, and site analysis and demand modelling for the MSCP will be undertaken over the coming months.

A draft Probity Framework has been developed with the assistance of the City's appointed Probity Advisor (Stantons). The draft Probity Framework applies across the relevant phases of each project within the Joondalup CBD Projects Cluster prior to the development of a business case. This includes (but not limited to) procurement processes, asset disposals, land acquisition, and other major activities associated with each project. It is expected that the Probity Framework will be presented to Council for adoption in the near future.



City of Joondalup

Joondalup Central Business District Projects Cluster

Probity Framework

Endorsed by: _____ Date: _____
Mat Humfrey
Director Corporate Services
City of Joondalup

Endorsed by: _____ Date: _____
Kevin Donnelly
Principal Probity and Procurement
Stantons International Audit and Consulting

Table of Contents

1	Introduction	3
2	The Principles of Probity	3
2.1	Impartiality	3
2.2	Accountability	3
2.3	Fairness and Equity	4
2.4	Value for the City	4
2.5	Confidentiality	4
2.6	Transparency	4
3	Purpose of the Probity Framework	4
3.1	Guidance for Conduct	4
3.2	Identification of Relevant Activities	4
3.3	Identification of Further Action	4
3.4	Guidance on Remediation	4
4	Application of the Probity Framework	4
5	Governance	5
6	The Framework – Establishing Probity Requirements for a Project	5
7	Engaging the Probity Advisor	6
8	Good Practice in Probity Management	7
9	Reporting and Accountability	8
10	Training and Awareness	8
11	Conclusion	8
	Appendix 1 – Steps in the Probity Risk Framework	9
	Appendix 2 – Good Practice in Probity Management	15
	Market Sounding and Early Engagement	15
	Approaches to Market - Conditions	15
	Approaches to Market - Process	16
	Clarifications	17
	Managing Conflicts of Interest	17
	Maintaining Fairness, Equity and Impartiality	18
	Maintaining Confidentiality	19
	Probity Plans	21

1 Introduction

In late 2022, the Council endorsed a recommendation by Major Projects and Finance Committee regarding coordinating the pipeline of major projects through the creation of functional clusters (CJ231-12/22 refers). Amongst the five clusters identified, the Central Business District (CBD) cluster was presented as an example for exploration as it holds the potential for short to medium term activation and forms the focus of this report.

The CBD Cluster consists of the following projects:

- Second Multi storey car park.
- Boas Place Development.
- Joondalup Performing Arts and Cultural Facility.
- Joondalup City Centre Place Activation.

These projects are interrelated as they are located within the CBD and as such may impact each other during development. The synergy between these projects, their individual and collective contribution to the CBD and the wider Joondalup community should be optimised under a common vision.

The City of Joondalup (the City) has an obligation to ensure that all projects undertaken are conducted with the highest standards of probity, integrity, transparency, and accountability. These standards must be maintained in order to ensure public/resident confidence in the City's processes is maintained, and reduce to the extent practical, the risk of any challenges to the City's actions on probity grounds.

To ensure these standards are met, the City, in conjunction with a Probity Advisor, has developed a Probity Framework to apply to the CBD Cluster. Note, any reference in the document to a 'project' or 'projects', refers specifically to the any individual project or all projects within the CBD Cluster, as applicable.

2 The Principles of Probity

The following Principles of Probity (the Principles) are to be applied throughout the applicable activities being conducted by the City:

2.1 Impartiality

Decisions should be made based on objective criteria/decision-making metrics, free from bias, favouritism and/or undue influence from individuals or stakeholders that do not have authority to influence decisions. All activities must be conducted with honesty and fairness, avoiding any form of corruption, misconduct or unethical behaviour. This includes sufficient management of Conflicts of Interest

2.2 Accountability

Governance structures should be sufficient to ensure Individuals and teams are accountable for their actions and decisions and have the capability and capacity to perform their duties in an effective manner.

2.3 Fairness and Equity

Opportunities and activities must afford fair and equitable access for and treatment of interested parties.

2.4 Value for the City

All activities should be undertaken with an emphasis on achievement of optimal value for the City within the context of the achievement of its objectives.

2.5 Confidentiality

Confidentiality should be maintained as appropriate to maintain fairness and equity with respect to opportunities and activities, and to maintain the intellectual property of 3rd parties.

2.6 Transparency

Processes and decisions should be open and clear, providing visibility into how decisions are made and how resources are allocated.

3 Purpose of the Probity Framework

This Probity Framework (the Framework) is intended to achieve the following:

3.1 Guidance for Conduct

Provide instructional guidance on adherence to the Principles of Probity in the conduct of activities by the City and its representatives.

3.2 Identification of Relevant Activities

Provide guidance on identification of activities that should be subject to the application of the Probity Principles.

3.3 Identification of Further Action

Provide guidance on identification of matters where the application of the Probity Principles should extend beyond this Framework, with bespoke protocols and/or other actions required to sufficiently manage probity in relation to the activity.

3.4 Guidance on Remediation

Provide guidance on what personnel should do in the event a probity breach is known or suspected to have occurred.

4 Application of the Probity Framework

This Framework applies to the City's CBD Cluster projects only, up to the point of the endorsement of the Business Case. The Framework applies across the relevant phases of each project, which the project team will need to apply a level of judgement to determine applicability. Relevant phases may include but are not limited to procurement processes, asset disposals, land acquisition, and other major activities associated with each project.

All individuals involved in applicable projects are responsible for ensuring their own actions and decisions adhere to the Principles throughout the life of the project. Overall accountability for adherence to the Principles as outlined in Section 2.

The applicability of the Framework at a personnel level, applies to all project personnel up to the Project Sponsor, for each project.

5 Governance

For any applicable project, the Project Sponsor (as identified in the Project Plan) is ultimately accountable for ensuring the Probity Principles in Section 2 of this Framework are adhered to, and can ultimately determine:

- a) Whether a Probity Plan should be developed to support adherence to the Principles for a project; and
- b) Whether a Probity Advisor should be engaged to support adherence to the Principles for a project.

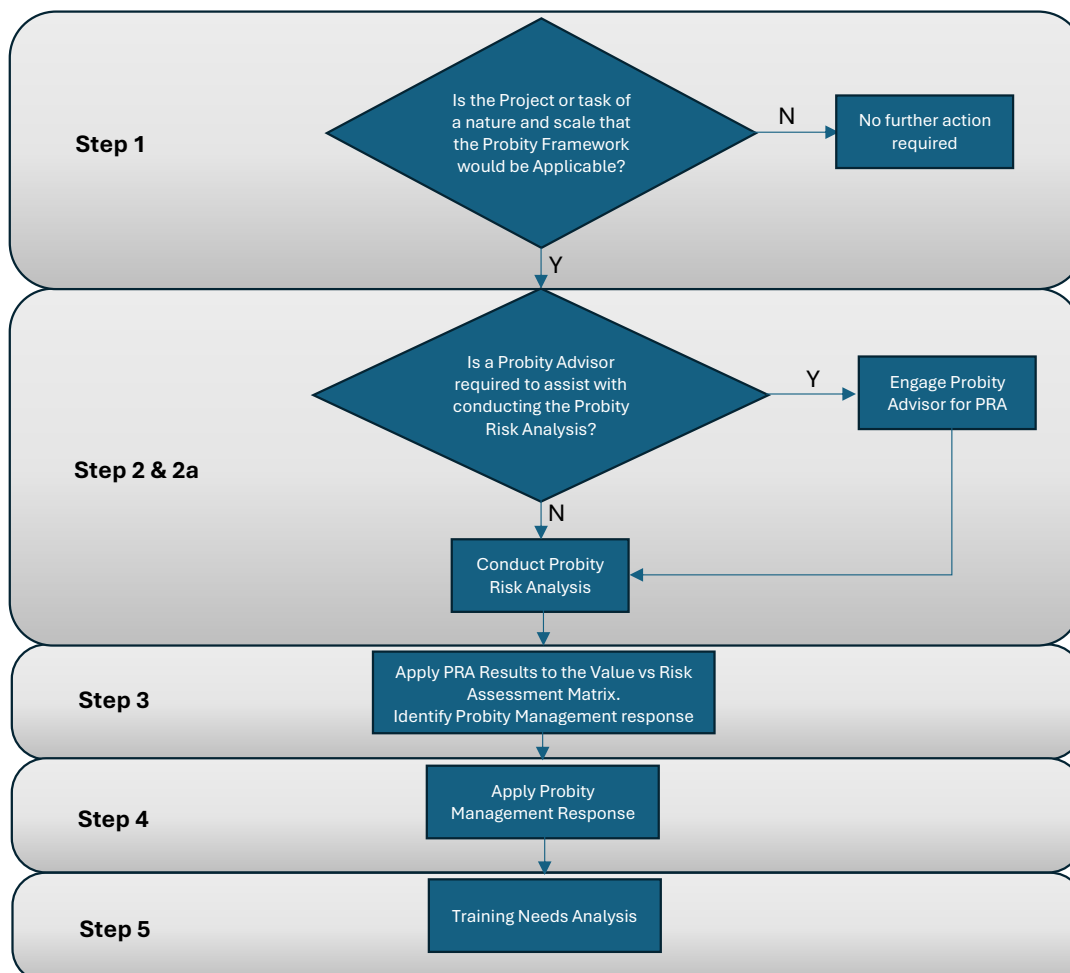
Any Probity Plans developed to manage probity within a project are to be endorsed by the Project Sponsor prior to implementation. Overall accountability for the maintenance of the Probity Framework is the responsibility of the City Projects Business Unit, within the Corporate Services Directorate.

6 The Framework – Establishing Probity Requirements for a Project

The Probity Framework, broadly follows the following basic steps:

- Step 1:** Identification of whether a project or part thereof, should be subject to the application of the Framework.
- Step 2:** For projects or parts of projects that should have the Probity Framework applied, undertaking a Probity Risk Analysis (PRA), to determine the overall probity risk profile relating to the project/task.
- Step 2a:** Identify whether a Probity Advisor should be engaged to assist with the PRA.
- Step 3:** Apply the probity risk profile to the Value vs Risk Assessment Matrix, to determine the appropriate mitigations to probity risks.
- Step 4:** Action and monitor probity risk mitigations as appropriate
- Step 5:** Training Needs Analysis.

The following process map gives a graphical representation of the above:



The steps in the above framework are further detailed in Appendix 1.

7 Engaging the Probity Advisor

There are two key stages where project teams should consider whether to engage a Probity Advisor, being:

1. When undertaking the Probity Risk Analysis; and
2. When identified as a prudent measure to manage probity risks that have been identified in a project, either:
 - a. In response to particular risks that have been identified; or
 - b. As part of the strategy for managing tasks identified as high value/high risk.

Undertaking the Probity Risk Analysis

When undertaking the PRA, project teams will have discretion as to whether to appoint a Probity Advisor to assist with the identification of, and/or analysis of probity risks. If a project team has sufficient expertise to conduct this PRA and identify potential risks, it may not be necessary to engage a Probity Advisor to support this activity. Project teams may also draw off each other and previous PRAs undertaken on other applicable projects, where conditions are similar, to inform the PRA.

However, where project teams are not skilled and experienced at identifying probity risks in particular instances, and/or there is no previous PRA for a similar task to leverage off, it is recommended that a Probity Advisor be engaged for this initial step in the process. This will provide the greatest chance of identifying all relevant probity risks and determining the overall probity risk profile of the task.

Consideration should be given to engaging the Probity Advisor for the first few tasks that may arise within the CBD Cluster projects, to set the tone for establishing good probity practice across the CBD Cluster projects.

Engagement to Manage Identified Probity Risks

A Probity Advisor should be engaged during the planning stage (where possible) to provide comprehensive support to the needs of a project and assist in identifying and managing probity risks. Early engagement of the Probity Advisor is essential to ensuring early decisions and actions that may have probity repercussions later in the project are identified and managed in a timely manner.

However, if circumstances prevent the early engagement of the Probity Advisor, this should not deter the project team from engaging the Probity Advisor at later stages in the process if the need for such support is identified.

When engaged, the role and scope of the Probity Advisor should be established with the Probity Advisor, as they will be best placed to understand the potential areas of risk, and the scope they will need to cover to provide assurance relating to these areas of risk.

Once the Probity Advisor's role and scope has been established and agreed to by the Project Sponsor, it will be the Project Managers responsibility to ensure that the Probity Advisor is engaged sufficiently and provided all relevant information in a timely manner.

8 Good Practice in Probity Management

While effective probity management requires targeted and bespoke measures to manage unique challenges as they arise, there are a number of standard practices that are considered to constitute good practice and are applicable to most circumstances. These are outlined in Appendix 2. However, compliance with these items should not be seen as a comprehensive checklist for the successful adherence to the Principles for any project. Each project should be assessed for probity risks and challenges, and proportionate measures put in place to effectively manage the risks and ensure adherence to the Principles.

9 Reporting and Accountability

In order to demonstrate effective management of and adherence to the Principles, project personnel should:

- Maintain comprehensive records of decisions, actions, and communications to provide transparency and facilitate audits; and
- Establish mechanisms for reporting probity breaches or concerns, ensuring confidentiality and protection for whistleblowers.

10 Training and Awareness

To ensure this Probity Framework is effectively implemented, the following measures should be undertaken as required:

- Conduct training sessions for all staff involved in projects to enhance their understanding of probity principles and their application, where gaps in knowledge are identified and/or independent probity certification of particular processes identifies gaps.
- Provide resources and guidance materials to support adherence to this framework.

11 Conclusion

Adhering to this Probity Framework is essential for maintaining public trust and ensuring the City's projects are conducted with the highest levels of ethical standards. By implementing these guidelines, the City commits to upholding integrity, transparency, and accountability in all its endeavours.

Appendix 1 – Steps in the Probity Risk Framework

Step 1

This first element of the framework requires discretion and holistic consideration by participants. There may not be an obvious answer initially as to whether a particular element of a project should be subject to the application of the framework.

A project's overall scope may be for the delivery of a new large-scale piece of city infrastructure, but the project team will need to scrutinise each element of the project separately for consideration of whether the probity framework should be applied.

For example, if the project involves the delivery of new infrastructure such as civic buildings, separate consideration may need to be given to activities relating to:

- The appointment of key consultants.
- If the project does not have a dedicated location, the process for selecting the location and acquiring land.
- The tender process for the works.
- Opportunities for commercial operators/vendors to operate the building, lease commercial/retail space.

There may be benefit in engaging the Probity Advisor if unsure, to hold preliminary discussions regarding different activities within a project and whether the Probity Framework should be applied. There may be instances where the activity is not seen as being suitable for this action.

Step 2

The purpose of the Probity Risk Analysis (PRA) is for the project team to come to an understanding of the probity risks that exist in relation to a particular activity. An understanding of the probity risks is then used to make further decisions on how to manage probity for the activity.

The following steps are outlined as a guide and list of general discussion points for undertaking the Probity Risk Analysis. Project personnel undertaking this analysis should consider seeking advice from the Probity Advisor as required to support the undertaking of the analysis, including consideration of undertaking a probity risk workshop to facilitate the assessment.

The below is a guide on matters that may impact the achievement of the Principles of Probity. Some may or may not be relevant, so this listing should not be used as a checklist, but rather a guide for discussion purposes. In addition to the below, readers should also refer to *Appendix 2 – Good Practice in Probity Management* and consider whether any of the listed good practice items would be difficult to implement or would require support to implement, as part of the risk exercise.

IMPARTIALITY
<p>Principles:</p> <ul style="list-style-type: none"> • Project-level decisions and recommendations should be made based on objective criteria/decision-making metrics, free from bias, favouritism and/or undue influence from individuals or stakeholders that do not have authority to influence decisions or are exceeding their authority to influence decisions. • All activities must be conducted in accordance with the City's Code of Conduct for employees. This includes sufficient management of conflicts of interest
<p>Considerations:</p> <ul style="list-style-type: none"> • Have there been previous interactions with the market, or will this project require certain interactions with the market outside of any core open engagement opportunities, that may have a perceived or actual influence on the City and its representatives' knowledge of the capabilities of the market? For example – if a project requires the acquisition of land, does the project require, or has there been, any informal canvassing of landowners prior to any official investigation of land availability taking place? • Does the project require input from outside experts that could influence the project direction or key aspects of the project that could materially influence what opportunities exist for contracts or other opportunities for industry? • Is the governance structure for decision-making not clearly defined, and/or subject to potential influence from stakeholders outside of defined roles and responsibilities (e.g. Council, other internal stakeholder's public, ratepayers, lobby groups etc) • Are there known potential conflicts of interest that may arise throughout the project – e.g. for members of Council, or the potential for appointments to create a potential conflict of interest at a later point in the project? • Is there sufficient segregation of duties to maintain impartiality in decision-making - individuals are not responsible for endorsing decisions/recommendations they have contributed to making?

VALUE FOR THE CITY
<p>Principle:</p> <p>All activities should be undertaken with an emphasis on achievement of optimal value for the City within the context of the achievement of its objectives</p>
<p>Considerations:</p> <ul style="list-style-type: none"> • Is the project structured in a manner that will achieve optimal value or benefit for the City in the achievement of its objectives? • What is the level of probity risk associated with changes to objectives/expectations/scope, during or after an approach to market? • Subject to policy considerations, are all reasonably qualified and suitable organisations given a fair and reasonable access to opportunities associated with the project?

ACCOUNTABILITY
<p>Principle: Governance structures should be sufficient to ensure Individuals and teams are accountable for their actions and decisions, and have the capability and capacity to perform their duties in an effective manner</p>
<p>Considerations:</p> <ul style="list-style-type: none"> • Are the procedures and processes relating to decision-making sufficient to support project personnel to undertake decision-making exercises in a robust manner? • Does the project require bespoke tools and metrics for decision-making? • Is there a high degree of potential subjectivity that may be applied if not managed appropriately. • What is the City's level of experience with decision-making processes of this nature, and do specialist resources need to be brought in or is training required to ensure robust and supportable decisions can be achieved? • Is there potential for challenge to the governance structures and process, e.g. no precedent or a lack of clarity re authority to make decisions or contribute to recommendations. • Is there potential for internal disputes or disagreements regarding the scope of a project and/or the execution of the decision-making process? • Does the governance structure for the decision-making process have sufficient checks and balances to ensure decisions are robust and supportable?
CONFIDENTIALITY
<p>Principle: Confidentiality should be proportionate and maintained as appropriate to maintain fairness and equity with respect to opportunities and activities, and to maintain the intellectual property of 3rd parties</p>
<p>Considerations:</p> <ul style="list-style-type: none"> • Is the governance structure for the project suitably established to limit the dissemination of confidential information unnecessarily? • Is there a potential for appointment of consultants or other experts under a scope that may involve the accessing of commercial-in-confidence information and/or intellectual property of their competitors? • Is there a risk of deliberate confidentiality leaks for political or other purposes? • Is there a requirement for, or any existing, non-disclosure agreement/s applicable to the project?

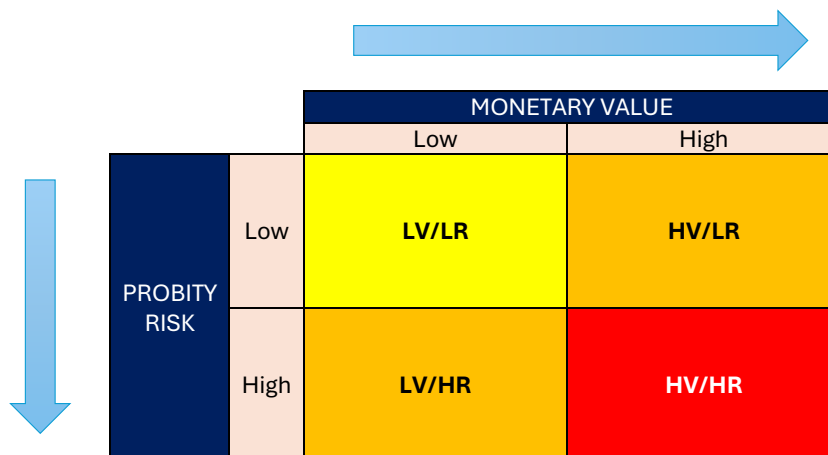
TRANSPARENCY
Principle: Processes and decisions should be open and clear, providing visibility into how decisions are made and how resources are allocated
Considerations: <ul style="list-style-type: none">• Is bespoke documentation required to support the decision-making process, and if so, is there a risk the decision-making process may be insufficiently documented?• Are all pertinent factors affecting the decision-making process known and transparently communicated and documented?

FAIRNESS AND EQUITY
Principle: Opportunities and activities must afford fair and equitable access for and treatment of interested parties
Considerations: <ul style="list-style-type: none">• Will the decision-making process potentially result in inequitable treatment if not handled appropriately, e.g. decisions around opportunities to rectify deficiencies in offers or engagement requirements.• Is there a risk of the participation conditions being inherently unfair or inequitable, for example due to one or some organisations having preferential access to relevant information, having been engaged on the project previously and performed relevant tasks, or having advanced knowledge of the scope and/or timing of upcoming opportunities.• Subject to policy considerations, are all reasonably qualified and suitable organisations given a fair and reasonable access to opportunities associated with the project?• Does the project require input from the market regarding capabilities and appetite, that may influence the objectives and/or the strategies to meet them, or how the market is approached to meet the project objectives?

Step 3

Value Vs Risk Assessment Matrix:

After the probity context and risks of the project is understood, the potential risks should be considered on the basis of the quantum of potential consequence, balanced against the value of the project/activity (in dollar terms).



		MONETARY VALUE	
		Low	High
PROBITY RISK	Low	LV/LR	HV/LR
	High	LV/HR	HV/HR

High vs Low Probity Risk

The project team will be required to distil the PRA down to a determination on whether the probity risk landscape is “high risk” or “low risk”. There is no defined methodology for determining this. Project teams will need to consider the identified risks and the controls in place i.e. without any intervention to mitigate them other than standard practices and procedures. They will also need to consider the risks with respect to the risk profile of the risks collectively, and also any individual risks that are of great concern or consequence, that may justify a “high risk”.

Definition of ‘Value’ – High Value vs Low Value

The City of Joondalup often uses the term ‘reward’ over ‘value’ as this better defines the type of benefit which is envisioned and strived for through a City-lead project. This means both the impact it can have socially on the community, as well as the financial implications on the City and its ratepayers. However, in assessing the probity actions/tasks using the matrix above, value means monetary (\$) value to assess the level of controls considered appropriate to manage the associated risk/s. This does not mean that financial impacts are the sole priority for these projects, but this is used as a more effective/accurate measurement to assess probity risk in this context.

When considering ‘high value’ vs ‘low value’ for a probity action/task, the project team should consider the dollar value in the context of the overall budget allocation and estimated project cost to determine which category the probity action/task falls within. Other considerations could include the current phase of the project, the level of internal staff involvement, as well as the degree of certainty regarding the project progressing in the lead-up to a business case being finalised.

Step 4

Once the value and probity risk are categorised as low or high, actions should be taken as follows:

- **High Value, High Probity Risk:** projects identified as being in this quadrant should include the development of a Probity Plan and engagement of the Probity Advisor as a mandatory requirement for undertaking the project, to support adherence to the Principles.
- **High Value, Low Probity Risk:** Consideration should be given to the implementation of additional measures based on value, and the level of scrutiny on the decision-making process that will occur based on the value.
- **Low Value, High Probity Risk:** Bespoke measures should be implemented, that are commensurate to the value profile of the project, to manage any high-risk items. Consideration should be given to seeking ad-hoc advice/support from the Probity Advisor to implement targeted measures to manage risks.
- **Low Value, Low Probity Risk:** Low requirement for additional probity measures to be implemented. Consider targeted responses to particular probity risks, in consultation with the Probity Advisor as deemed appropriate by the project team.

Step 5

The training needs analysis should then be undertaken with consideration of training needs based on the measures implemented in Step 4.

For example, if in the HV/HR quadrant and implementing a Probity Plan, consideration should be given to the project team members understanding of the measures required under the Probity Plan.

Training should be delivered by a Probity Advisor or a highly experienced officer who has had previously dealings and detailed understanding of the specific probity task/process.

It is also expected that reference is made to Appendix 2 of the Probity Framework which provides information on good practise in respect to probity management.

Appendix 2 – Good Practice in Probity Management

Market Sounding and Early Engagement

If there are any situation within a project where market input is required to gauge capacity (e.g. technological capacity) or interest, the City should undertake an even-handed approach to approaching the market to provide feedback. This may involve any of the following actions:

- Establishment of an objective, transparent, impartial process for capturing the market's input and the decision-making process regarding how market capacity and interest will impact the project – this should be established prior to undertaking the engagement with the market.
- Ensuring all reasonably suitable interested parties have the opportunity to participate in the exercise. For example, through a public/open invitation, invitation through known representative industry bodies/supplier lists, or a Registration of Interest process, to participate in the market sounding/early engagement exercise;
- Establishment of a transparent set of objectives for the exercise; and
- Establishment of a transparent set of rules of engagement, that is agreed with participants.

Approaches to Market - Conditions

If there are any situation within a project where the market is being formally approached to meet requirements of the City (e.g. open tenders RFQs etc), the following actions should be undertaken to support the achievement of the Principles in the lead up to the approach to market (ATM):

- If a market sounding or early engagement exercise has been held, and/or potential respondents have been engaged previously to provide some support to the project and may have some form of inside knowledge – actions should be taken as appropriate, prior to the approach to market going live, to identify and mitigate any areas of potential advantage that may be achieved.
- The market should be given reasonable opportunity to participate. If the City is not required to offer the opportunity publicly, consideration should be given to demonstrating even-handed and equitable processes in determining invitee lists.
- Projects should prioritise proactive time-planning to give the market reasonable time to participate in approaches to market.
- From the point in time that the ATM is officially being developed, the project should be considered to be 'under probity restrictions', with probity rules in place regarding:
 - contact with potential respondents; and
 - timely declaration of conflicts of interest prior for project personnel, before becoming involved in the project or having access to or developing confidential project documentation; and
- Project team members should be adequately briefed on the status of the application of the 'probity rules', i.e. when they come into effect, and their obligations while the probity rules are in effect.
- Criteria should be fair and reasonable, including avoidance of *arbitrarily defined* restrictions or requirements.

- If any key project personnel (particularly Evaluation Panel members) have ongoing or other business-as-usual (BAU) activities that may involve contact with potential participants to the ATM, this does not constitute a conflict of interest but does create exposure to other probity risks. Appropriate probity protocols should be established to maintain separation between the ATM process and the BAU activities.

Approaches to Market - Process

If there are any situation within a project where the market is being formally approached to meet requirements of the City (e.g. open tenders RFQs etc), the following actions should be undertaken to support the achievement of the Principles while the ATM is underway:

- Participants should be provided with equal information where that information is relevant to all participants in the interests of responding to the requirements. Participants should also be given an avenue to propose commercial-in-confidence (CIC) queries and have their CIC information/intellectual Property (IP) protected.
- The City should demonstrate even-handedness in its approach to interacting with participants – all participants should be treated fairly and equitably within the process, with respect to accommodation of requests (e.g. for extensions of time), timeliness of interactions, opportunities to clarify responses etc.
- Defined procedures and protocols should be established for any event involving interaction with participants (e.g. industry briefings, site visits), and project staff should be adequately briefed on the protocols and their obligations.
- Establishment of a clearly defined evaluation governance framework for evaluating the responses and endorsing the evaluation decisions. All persons/roles involved should have clearly defined rights and responsibilities, and a terms-of-reference, for clarity regarding the limit of their authority to participate in/influence the decision-making process.
- Establishment of a transparent and objective set of procedures for evaluating the responses, including the following if and as appropriate:
 - Overview of the project and evaluation objectives;
 - Internal administrative procedures;
 - Rules regarding enforcement of page limits (if applicable);
 - Participant enquiries/engagement protocols including authority to contact participants.
 - Confidentiality and security procedures (physical and electronic);
 - Probity;
 - Evaluation governance framework (including Terms of reference for all persons involved in the evaluation process) that is proportionate to the value/risk profile of the ATM;
 - Procedures, defined weightings and an objective scoring scale for assessing qualitative criteria;
 - Procedures and a defined formulas that fairly calculates a price score where price is a weighted criterion;
 - Defined procedures for shortlisting and/or undertaking interactive evaluation steps (e.g. interviews, presentations, site inspections, product demonstrations etc) if they are reasonably foreseeable as part of the evaluation process;
- Care should be taken with seeking clarification from participants, to avoid exposure to probity risks (see *Clarifications*, below);

- Communication with participants should be through a single channel and segregated from the decision-makers to enable a buffer to quarantine unsolicited contact or information.
- Amendments to or deviations from a prescribed ATM process should be avoided, but where they occur, such amendments/deviations should be documented, and have a sound, justifiable basis. Ad-hoc advice and support for the deviation must be sought from the Probity Advisor prior to executing any change to a prescribed process where the Probity Advisor is engaged to provide support to the process, and where no Probity Advisor is engaged, consideration should be given to seeking ad-hoc advice/support from the Probity Advisor for the change.

Clarifications

In any ATM, market sounding exercise, or other formal opportunity, seeking clarification is an area of potential probity risk if not undertaken in a manner consistent with the Principles. It is an often-overlooked area of probity risk. Clarifications may pose a material risk to the probity of a process if they result in:

- a participant materially altering the technical or cost elements of a response, and/or otherwise materially revise a response;
- a participant resolving deficiencies or material omissions in a response;
- a participant providing specific information that was clearly and specifically requested in the initial ATM, and was not provided or the response was materially deficient; and/or
- a participant providing additional information over and above the scope of what was requested.

Care should be taken to:

- ensure all communications regarding the requesting of clarifications are through a single channel, and segregated from the decision-makers to enable a buffer to quarantine unsolicited contact or additional information submitted in response to a clarification query;
- ensure that no participant is given an *unfair* opportunity to resolve deficiencies in their offer, resubmit previously requested information, or otherwise alter their offer where other participants have complied/responded sufficiently and there is a good-faith obligation to evaluate the information supplied on its merits; and
- engage expert advice as required (including ad-hoc advice from the Probity Advisor if none is appointed) to undertake clarifications.

Managing Conflicts of Interest

In order to effectively manage Conflicts of Interest (COI), the following measures should be implemented:

- Prioritising timely declaration of COIs – all personnel involved in a project and with access to confidential documentation should complete COI documentation as soon as practicable upon the commencement of their role on the project. For persons involved in the development of strategic project documentation and ATMs, this means the declaration of any possible COIs prior to this role commencing;
- Ensuring appropriate declaration processes are in place for all project personnel. This may require different COI declaration processes and regimes for different personnel

depending on their position on the project and the level of risk with any conflicts. For example, the Council may be subject to different COI regime to the project personnel, who may in turn be subject to a different regime to external consultants. Project personnel should not assume that standard COI processes and procedures will necessarily be sufficient for any given situation, even if compliant with City Policy, and should ensure the COI regime implemented is proportionate to the level of potential conflict risk. Consideration should be given to the information the Council will have access to throughout the project, and the need for a bespoke COI-management regime for the Council in the event COI risks are not sufficiently mitigated by standard procedures.

- Sufficient training and support should be given to successfully identify matters that may constitute COIs and assist personnel with complying with COI obligations;
- Where COIs are declared, unless deemed unnecessary based on the initial declaration, the declarer should immediately cease their role or have restrictions put in place, until such time as the COI can be assessed, and appropriate mitigations (if any) established; and
- Declared COIs should be assessed by knowledgeable and expert assessors.

Maintaining Fairness, Equity and Impartiality

The following principles must be adhered to in evaluation processes to maintain fairness, equity and impartiality:

Appropriate Knowledge

Before commencing on the evaluation process, the evaluation panel and any supplementary members must have an understanding of:

- The contents of each response;
- The selection requirements against which responses will be rated; and
- The process by which each response will be rated.

Relevant Considerations

The evaluation panel and any supplementary members should consider all relevant considerations related to each response. This would include the Tenderer's responses to the assessment requirements and all other information Tenderers were required to provide. In determining Value for Money, the evaluation panel should also consider any other matters that it considers relevant, e.g. risks associated with the response, financial capacity and capability of the potential supplier. If information is considered irrelevant, the reason must be stated in the evaluation report.

Irrelevant Considerations

The evaluation process must not be based on irrelevant considerations, that is, anything outside the selection requirements or information requested in the Request. This includes hearsay, anecdotes, personal or unsubstantiated views of panel members and information that is not directly relevant to the Request.

Bias

The evaluation process must be free of bias and any perception of bias. Any connections between an evaluation panel member and a participant must be disclosed to the Evaluation Panel Chairperson. Evaluation Panel members and supplementary members should not accept gifts from participants and should limit contact with participants during the evaluation process.

Any possible issue of bias should be discussed with the Evaluation Panel Chairperson (and Probity Advisor if engaged) as soon as it arises.

Evidence of Probity

Evaluation ratings and selections must be made on the basis of the material requested and included in the response together with information obtained through meetings, presentation and clarifications.

Confidentiality

The contents of each response should not be disclosed to any party outside of the formal evaluation process or as otherwise agreed in any established project governance structure. Each response should be viewed as commercially confidential information.

Commenting During the Evaluation Process

The evaluation panel Chairperson is the only person permitted to comment to outside parties about the evaluation process and outcome. The evaluation panel and any supplementary members should not discuss any element of the evaluation process with work colleagues or any other party.

Recording of Response Scores

The evaluation panel and any supplementary members must fully record their evaluation against the assessment requirements.

Maintaining Confidentiality

Maintaining confidentiality is a key component of maintaining probity in tender evaluations and other similar activities that require competitive engagement with industry. Breaches in confidentiality, whether deliberate or inadvertent, have the potential to expose a project or activity to probity and operational risk.

Maintaining confidentiality is critical to:

- **Maintain impartiality in a tender process and endorsement** – participants with a particular terms-of-reference for their role should not be influenced by factors outside their terms of reference, and therefore should not be exposed to parts of the process or submissions that are not required for them to perform their role; and
- **Reduce the possibility of interested parties attempting to disrupt or challenge a process or decision, particularly before the decision is finalised and cannot be changed** - if an interested party is made aware that they are unsuccessful or likely to be unsuccessful in a tender process or activity, before the decision-making process is complete (regardless of the accuracy of the information), if they believe they have an avenue to dispute the decision, a legal challenge could be launched. If no contract or binding commitment has been executed when a legal challenge is launched, this may prevent the Principal from proceeding with the decision until the legal process is complete, potentially causing delays to achieving objectives or providing key services. Conversely, if a contract has been awarded/binding action taken prior to the interested party becoming aware of their position, any legal challenge cannot undo the contract that has been put in place or a binding commitment made, so there is no operational impact to proceeding in accordance with the decision in the event of a legal challenge.

Hence, maintaining strict confidentiality until the point of contract award/binding action being taken reduces the risk of experiencing impacts to operations/proceeding with projects in the event a legal challenge is mounted.

- **Managing Conflicts of Interest (COI)** – where a COI has been declared and part of the management of the COI includes limiting the conflicted individual's access to information relating to the tender process, the maintenance of confidentiality will be critical to ensuring the COI is effectively managed.

Confidentiality procedures and protocols should not be standardised. They should be established in response to the circumstances of a project/activity. However, the following Principles can be considered as good practice in developing a confidentiality regime for an activity.

<p>Principle 1: <i>Access to confidential information relating to an activity should be on a need-to-know basis only.</i></p>
<ul style="list-style-type: none"> • Personnel involved in decision-making should only be provided confidential information that aligns with their role and duties. This may require redacting parts of documents prior to distribution.
<ul style="list-style-type: none"> • Individuals involved in a decision-making process should not be discussing the process, its status, or any of the factors under consideration, with any individual that is not also directly involved process, and even then, only in accordance with both individuals' roles and duties. As a rule of thumb, you should only be sharing confidential information with individuals that have completed COI/Confidentiality declarations if they are being used to manage confidentiality/COIs for a particular activity.
<ul style="list-style-type: none"> • If any individual involved in the process believes there are operational imperatives that require the disclosure of confidential information outside of those authorised to receive confidential information, no information should be disclosed until the potential recipient complete a COI/Confidentiality, receives a briefing, or other appropriate measures are taken in accordance with established confidentiality procedures for the activity.
<ul style="list-style-type: none"> • Electronic and physical security of confidential information should be established so that confidential information is not accessible to those not authorised to access it.
<ul style="list-style-type: none"> • Individuals with access to privileged confidential information should report through established governance chains, any attempts by individuals without authorisation to apply pressure on an individual to breach confidentiality protocols.
<p>Principle 2: <i>Individuals with access to confidential information should maintain awareness of their surroundings and actively avoid inadvertent disclosure of confidential information.</i></p>
<ul style="list-style-type: none"> • Individuals involved the process should be mindful of, and avoid where possible, discussing or otherwise displaying confidential information relating to a project/activity, where it may be overheard/observed by individuals who are not permitted to have access to the information. Examples include:

- Avoiding conversations relating to matters that are confidential in nature in open-plan office spaces where persons without authorisation to have access to the information may overhear the discussion.
- Taking appropriate measures when attending confidential project/activity-related meetings online, to avoid a situation where persons without authorisation to have access to the information may overhear the discussion or see confidential project-related information on your computer screen (e.g. using headphones so group conversations cannot be heard, choosing a private location when attending the meeting etc).
- Conducting in-person meetings in a suitably private location, with respect to both audible and visual privacy (e.g. avoiding displaying confidential information in meeting rooms with glass walls in busy areas)

Probity Plans

A Probity Plan should be specific to the nature of the activity it is managing. However, the building blocks of a good Probity Plan should be in place in any Probity Plan, to support strong outcomes.

Probity Plans should have, at a minimum, the following elements addressed:

- A clearly defined scope – what activities fall inside and outside the purview of the Plan.
- Clear definitions of who the Probity Plan is applicable to.
- The probity principles being applied;
- Roles and responsibilities of:
 - individuals within the project team;
 - The Probity Advisor (if appointed);
- Governance (i.e. responsibility for ensuring the measures within the Probity Plan are complied with, and authorisation to alter the Probity Plan); and
- An outline of identified/known probity risks and mitigation strategies.

Project Name	Joondalup Performing Arts Centre
Report	Project Philosophy & Parameters
Project Sponsor	Director Corporate Services
Project Manager	Manager City Projects

Project Philosophy and Parameters – Performing Arts Centre (2023)

BACKGROUND

The need for a performing arts and cultural facility for the Joondalup region was first identified and defined in the 1992 Joondalup Cultural Plan. In the following years significant progress was made towards achieving this ambition including the establishment of a dedicated reserve for the facility in 2000.

Over the years several studies and reports have identified the need for a performing arts and cultural facility in Joondalup and indicated support from community and other stakeholders for the concept of a centrally-located facility containing a range of venues and facilities.

At its special meeting held on 1 February 2017 (JSC01-02/17 refers), Council considered details of a business case for the Joondalup Performing Arts and Cultural Facility (JPACF) project and resolved in part to endorse the business case for the purpose of advertising for public comment.

Following the public comment period, on 27 June 2017 a report entitled Joondalup Performing Arts and Cultural Facility – Business Case Community Consultation Results and Project Progression Options (CJ101-06/17 refers) was considered by Council. After due consideration of the report Council resolved in-part not to proceed with the project as follows:

“2 DOES NOT initiate the design development phase of the Joondalup Performing Arts and Cultural facility at this time”.

The reason provided by Council for its decision was:

“to adopt a new vision for an alternative for the performing arts and cultural facility”.

In 2018 and 2019 further concept designs were prepared with a reduced scope. In May 2019 (item CJ066-05/19 refers) Council noted a proposed capital cost of \$59m, and that the City fund no more than \$30m of this, with the remainder to be funded by external grants. One of the key resolutions is:.

- “1. NOTES the refined concept design and associated capital and operating cost estimates as detailed in this report and shown in Attachment 1 and ADOPTS this concept design for further progression of the JPACF project, including:
- a. further refinement of capital and operating costs;
 - b. funding opportunity investigations and grant applications;
 - c. further refinement of the concept design;
 - d. preparation of a business case”.

At its meeting held on 19 May 2020 (CJ066-05/20 refers) Council considered a recommendation from the Major Projects and Finance Committee from its meeting held on 4 May 2020 (Item 3 refers) and resolved as follows:

“That Council:

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

In accordance with the Council resolution from May 2020, at its meeting held on 14 August 2023 the Major Projects and Finance Committee considered a report (Item 8.3 refers) on progression options for the project and resolved to recommend that Council:

Project Philosophy and Parameters – Performing Arts Centre (2023)

- 1 *INSTRUCTS the Chief Executive Officer to recommence a project to investigate options for a dedicated facility for performing arts and cultural events and activities within the Joondalup City Centre;*
- 2 *NOTES that a further report will be presented to the Major Projects and Finance Committee outlining options to progress the project.*

This document sets out the basis for how the project should continue. The Project Philosophy and Parameters are presented as the first step of the process to enable the City to secure resources to manage the project, evaluate options and progress the business case. The philosophy and parameters articulate the intent of Council progressing the project and address objectives and the reason the project is being proposed.

PHILOSOPHY / PROJECT VISION

Strategic Community Plan 2022-2032 & Corporate Business Plan

The Joondalup Performing Arts Centre (JPAC) project is listed within the Corporate Business Plan as part of the “Place” strategy:

Performing Arts Centre (Joondalup City Centre)

“A dedicated arts facility proposed for the hosting of performing arts and cultural events and activities within the Joondalup City Centre”.

Vision

The vision for this project is summarised as follows:

“The Joondalup Performing Arts Centre project will evaluate the options available to the City to meet the gap in accommodating performing arts and cultural events and supporting activities in the growing northern corridor. The project will evaluate the extent and scale of a new facility and ensure that such a facility will incorporate innovative/sustainable design, achieve high utilisation and be financially sustainable to the City”.

Purpose

The purpose of the project is to:

- Evaluate as many viable options as possible.
- Provide Council with a business case that supports the vision.
- Ensure that the options and recommendation are aligned to all key stakeholders.

OUTCOMES AND OBJECTIVES

Outcomes

The key outcomes of the project are:

- Community needs for Cultural Arts participation are met.
- Utilisation is maximised.
- User experience of the facility is positive.
- Social & Economic Return on Investment is high.
- Strategic alignment to the overall vision of the Joondalup City Centre and activation of the Joondalup City Centre. There are several projects that the City is evaluating and implementing for the Joondalup City Centre including the Land Acquisition Strategy, Second Multi Storey Car

Project Philosophy and Parameters – Performing Arts Centre (2023)

Park, Boas Place Development and City Centre Place Activation projects. The JPAC project needs to be aligned to these projects and likewise the other projects need to be aligned to the JPAC project.

- Site options analysis including other suitable alternative locations not previously considered and should focus on activation of the site, co-locating with existing and proposed car parking and access to public transport etc.
- Financially sustainability – net one off establishment costs and recurring operating deficit of the facility is affordable.

Objectives

The table below summarises the project objectives. These will be used to evaluate options as part of the business case.

No	Objective	Success Criteria	Measurement
	<u>Community needs met</u> Adequate facilities or events are provided by the City to help satisfy the gap currently identified by the community in the provision of cultural and arts events and facilities.	Need for improved cultural facilities identified in past and future analysis is addressed. Business Case is endorsed by Council – which may involve a community consultation.	Previous analysis undertaken by the City concluded that there is a significant under-provision and a major need for improved cultural facilities and services. As part of the business case the options will need to review this analysis and evaluate how much each option would satisfy the needs identified.
2	<u>Utilisation and Access</u> A new facility will have reasonable operating hours, be accessible to large parts of the region, have a wide variety of uses and enjoy high utilisation.	The different potential locations for the JPAC will be evaluated using Multi Criteria Evaluation. Opening hours will be determined with reference to other facilities and community feedback. Utilisation target will be established with comparisons to other facilities e.g. events and activities held on x number of days per week.	Business case may include a separate demand modelling exercise with various scenarios, this will consider the gap in service provision and population growth as well as any other relevant uses/activities/trends/scenarios.
3	<u>Social & Economic Return on Investment (SROI)</u> The provision of additional amenities will provide additional economic, tourist, visitation, social and community benefits.	The success criteria for SROI is the preparation of the Benefits Cost Ratio (BCR). The BCR includes the core financial impacts of the project and an estimated monetary impact of social and economic benefits. The City has established a threshold of between 1.5 and 3.0 for the BCR, the higher the better. This project would be expected to be a high-scoring BCR and potentially more than 3.	The City will engage an external consultant to estimate the BCR for options within a project. The SROI analysis prepared by external consultant will be peer reviewed internally by the City.

Project Philosophy and Parameters – Performing Arts Centre (2023)

No	Objective	Success Criteria	Measurement
4	<u>Strategic Alignment</u> The JPAC will be aligned with the overall vision of the Joondalup CBD.	The preferred option should support place activation and development of the City Centre.	Options will be evaluated by the project team within the business case as part of the Multi Criteria Assessment.
5	<u>Financial sustainability – One-off</u> The City has financial capacity for the preferred option.	It is assumed that the one-off costs are limited to the total of the JPAC reserve fund plus any committed grants. It is assumed that the City will not use any borrowings to fund the project. If there are further land sales by the City it may be proposed that the proceeds are transferred into the JPAC reserve, this would be subject to Council approval.	The net one-off establishment costs paid by the City will be evaluated within the business case and evaluated within the Strategic Financial Plan. The business case will evaluate the impact on the COJ Financial Sustainability Indicator and key financial indicators.
6	<u>Financial sustainability - Recurring</u> The City has financial capacity for the preferred option	It is acknowledged that in most cases stand-alone performing arts centres are loss-making. The business case will endeavour to propose additional income streams so as to minimise the recurring cost.	The business case will evaluate all whole-of-life costs for the recurring impacts and will prepare a separate financial evaluation report. The financial evaluation report will have its own Multi Criteria Assessment based only on financial assessment, which may include evaluating the impact on the following: I. COJ Financial Sustainability Indicator and key financial indicators. II. Financial capacity for the one-off establishment costs. III. Operating results before depreciation. IV. Operating results after depreciation. V. Cashflow evaluated over a 50-year period. VI. Financial risks / opportunities.

DEPENDENCIES / INTERDEPENDENCIES

City of Joondalup Major Projects

The project relates to other current and future projects and activities in the Joondalup City Centre, including:

- City Centre Development (Boas Place)
- Second Multi Storey Car Park

Project Philosophy and Parameters – Performing Arts Centre (2023)

- Land Acquisition Strategy
- City Centre Place Activation.

Policies, Plans and Strategies

City of Joondalup

- Strategic Community Plan 2022-2032
- Corporate Business Plan
- Social Needs Analysis 2022
- Cultural Plan (2021 - 2025)
- City Centre Activation Strategy 2022

Federal Government

- Revive - A Place for Every Story, A story for Every Place, 2023

State Government

- Strategic Directions 2016 – 2031
- Perth & Peel@3.5million, Government of Western Australia Department of Planning, Lands and Heritage
- North-West Sub-regional Planning Framework

KEY PARAMETERS

Governance

- Incorporation of high ethical standards.
- Probity, legal and legislative compliance.
- Consistency with adopted Council strategies and plans.

Land Use and Built Form

- Utilisation of design principles that create clear and defined linkages to the City Civic Centre and other City Centre locations.
- Site options analysis of suitable alternative locations not previously considered, focussing on activation of the site.
- Utilisation of contemporary architecture reflecting innovation in design and materials that create a civic presence with a strong sense of arrival that will add considerable value to the public domain.
- Provision of a wide range of highly adaptable and flexible spaces incorporating latest design principles including digital technologies
- Inclusion of complementary components and activities which aim to increase the facility's capacity and usage.
- Consideration of mixed-use outcomes in the overall design.
- Provision of adequate car parking (in accordance with the relevant City policies) or availability of existing parking.
- Consideration of options to 'stage' the construction of the facility.

Fiscal Responsibility and Commerciality

- Consideration of a range of management options in recognition that the facility is a commercial operation and the preparation of a Business Case.
- Recognition that the facility may not always operate in a cost neutral environment and that an operating subsidy may be required that identifies the value of the contribution by the City towards the groups/organisations that utilise it.

Project Philosophy and Parameters – Performing Arts Centre (2023)

- Operation of the facility on a “user pays” basis wherever possible and practical with provision for an element of subsidised community use.
- Utilisation of the facility for activities not principally recognised as “cultural”, for example conferences, seminars, exhibitions, graduation ceremonies etc, and consideration of the facility as a home base for suitable entities.
- Equitable access to a variety of users and a preference that no one group or entity has exclusive use of the entire facility.

Sustainability Considerations

- Achievement of best practice in environmentally sustainable design principles whilst maintaining a contemporary, cultural ambience.
- Implementation of architectural and construction techniques that show leadership in environmentally sustainable developments.

Liaison Protocol

- Identification of, and ongoing liaison with, strategic user groups and a strong understanding of the requirements of individual user groups.
- Development of a community consultation strategy in accordance with the City’s Community Consultation Protocol and Community Consultation Policy.



Joondalup Performing Arts Centre - Site Options Analysis -

Project Name	Joondalup Performing Arts Centre
Project Sponsor	Director Corporate Services
Project Manager	City Projects

**Joondalup Performing Arts Centre
- Site Options Analysis -**



CONTENTS

1	Introduction / Background	4
1.1	Purpose	4
1.2	Out of Scope.....	4
1.3	Project Management Framework.	4
1.4	Project Philosophy and Parameters – Key Outcomes.....	5
2	Option Evaluation Process	6
2.1	Evaluation team.....	6
2.2	Overview.....	6
3	Location Options.....	7
3.1	Background to site evaluation approach	7
3.2	Revised shortlist of location options	7
3.3	Concept plans.....	8
4	Scoring Criteria and Weightings	9
4.1	Scoring criteria.....	9
4.2	Further comments on the criteria.....	10
4.3	Weightings for Criteria - Pairwise methodology.....	12
4.4	Weightings Process – three scores	13
4.5	Final Weightings after equalisation.....	14
5	Scores by Location	15
5.1	Scoring Process	15
5.2	Scoring range	15
5.3	Equalisation of Scores.....	17
5.4	Summary of Equalised Scores	19
5.5	Explanation of scores	20
6	Summary Scores & Ranking.....	24
6.1	Ranking	24
6.2	Comments on the ranking	25
7	Next Steps	26
7.1	Internal Critique	26
7.2	Recommendations / External Critique	26
8	Appendix 1	27
8.1	Overall location plan	27
8.2	Individual location plans	28

Joondalup Performing Arts Centre
- Site Options Analysis -



Joondalup Performing Arts Centre - Site Options Analysis -



1 INTRODUCTION / BACKGROUND

1.1 Purpose

The purpose of this report is to document the process used to evaluate locations for the Joondalup Performing Arts Centre (JPAC) and to explain the rationale for the shortlisted options. It is expected that an external review of the document will be undertaken to assist with further site options analysis of selected site/s.

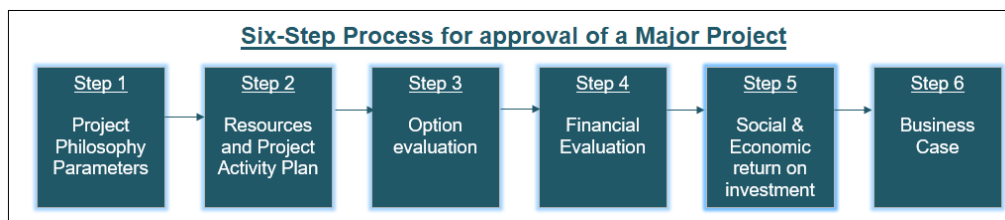
1.2 Out of Scope

The following is out of scope in this report:

- Outright recommendation – this report only proposes a shortlist based on the evaluation of several locations. This analysis is a high-level evaluation of sites and is not intended to provide a final decision for the location of the JPAC.
- Locations only, not size/specification – this report is limited to the consideration of site locations only and does not evaluate/propose the size, specification, timings or cost of the JPAC. For the purposes of the evaluation, an assumption has been made that the specification of the facility may be similar to the concept adopted by Council at its meeting held on 21 May 2019 (*item CJ066-05/19 refers*). The City is not held to this concept design and has only used it to assist with the evaluation of locations. The size/specifications of the JPAC will be subject to future evaluation and consideration by the City.
- JPAC only – the analysis is limited only to the evaluation of a JPAC location. There are important relationship links between the JPAC location and other City Centre projects such as the proposed development of a second Multi Storey Car Park and the Joondalup City Centre Development (“Boas Place”) projects. This relationship has been considered within the scoring criteria but without overcomplicating the analysis.
- Detailed financial considerations – this will be considered as part of the business case; however, a high-level evaluation of the basic financial implications of the sites has been undertaken in a separate attachment to this report.

1.3 Project Management Framework.

The City uses a standard project methodology for managing projects, the Project Management Framework, which has different requirements for each type of project. This project is deemed to be a Major Project and follows a six-step process as part of the business case and approval phase, see below. This report relates to Step 3 - Option Evaluation.



Joondalup Performing Arts Centre - Site Options Analysis -



1.4 Project Philosophy and Parameters – Key Outcomes

The Project Philosophy and Parameters (PPP) for this project have been completed for this project and were endorsed by Council in 23 April 2024 (*item CJ093-04/24 refers*). The PPP sets out the scope and objectives. There are seven outcomes listed within the PPP, as shown below. This report supports the sixth outcome, site analysis.

1. Community needs for Cultural Arts participation are met.
2. Utilisation is maximised.
3. User experience of the facility is positive.
4. Social and Economic Return on Investment is high.
5. Strategic alignment to the overall vision of the Central Business District (CBD) and activation of the CBD. There are several projects that the City is evaluating and implementing for the CBD including a land acquisition strategy, a second Multi Storey Car Park, Boas Place Development and City Centre Activation. – the JPAC project needs to be aligned to these projects and likewise the other projects need to be aligned to the JPAC project.
6. Site options analysis including other suitable alternative locations not previously considered and should focus on activation of the site, co-locating with existing and proposed car parking and access to public transport etc.
7. Financial sustainability – net one off establishment costs and recurring operating deficit of the facility is affordable.

Joondalup Performing Arts Centre - Site Options Analysis -



2 OPTION EVALUATION PROCESS

2.1 Evaluation team

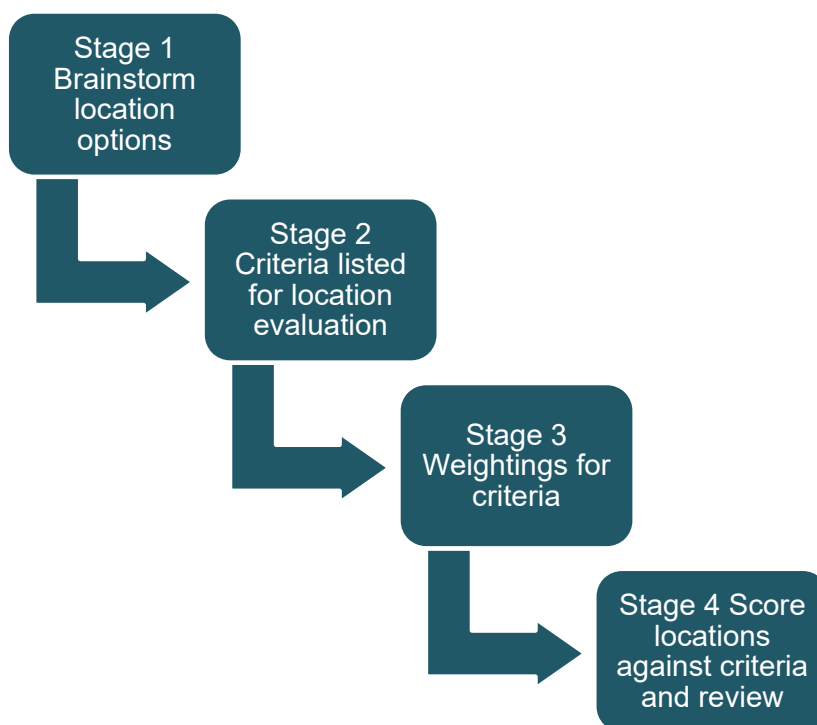
The following officers were involved in the evaluation:

- Two (2) Senior Project Officers
- Senior Projects Development Officer
- Senior Financial Analyst
- Manager City Projects – critique of the evaluation

Internal reviews from other Business Units have also been undertaken and this is briefly discussed further in this report.

2.2 Overview

The approach undertaken is a best-practice blank-canvas approach to option evaluation as summarised below.



The approach taken by the evaluation team throughout is considered to be thorough, as was the review and consensus.

Joondalup Performing Arts Centre - Site Options Analysis -



3 LOCATION OPTIONS

3.1 Background to site evaluation approach

The evaluation commenced with a 'brainstorming' exercise by the evaluation team on potential locations for the JPAC within Joondalup City Centre (JCC), which can be generally defined as the land south of Moore Drive/Grand Boulevard, east of Mitchell Freeway, west of Lakeside Drive and north of Sundew Rise.

The City owns a number of sites in the JCC that were viewed as being suitable, or reasonably suitable, as a potential location for the JPAC. The evaluation team recognised the significant benefits that the City owning the land has where development is concerned, however, given the importance of the JPAC project, wanted to ensure that all potential possibilities were explored. In order to conduct the site review thoroughly, alternative sites which are not owned by the City were also considered, with the scoring criteria and weightings eventually highlighting their potential strengths and/or challenges.

3.2 Revised shortlist of location options

The analysis included ten shortlisted locations, eventually firming up specific development sites with large properties like Lakeside Joondalup Shopping Centre. The result being the following ten locations being assessed against the agreed criteria:

Table 1: Locations evaluated

Location No.	Address
City Freehold Land	
Location 1	Lot 1001 (3) Teakle Court, Joondalup
Location 2	Lot 456 (104) McLarty Avenue, Joondalup (P2 Car Park)
Location 3	'Boas Place' – Involving 3 x City freehold lots
Location 4	Lot 505 (33) Collier Pass, Joondalup (P9 Car Park)
Location 5	Lot 6 (6) Lawley Court (T3 Car Park)
Land not in City's Ownership – (Indicates Owners)	
Location 6	Lot 9000 (480) Joondalup Drive, Joondalup (Development WA)
Location 7	Lot 9000 (40) Collier Pass, Joondalup (Edith Cowan University)
Location 8	Hoyts Cinema Site, Joondalup (Lend Lease Funds Management Ltd)
Location 9	HBF Arena, Joondalup (Western Australian Sports Centre Trust)
Location 10	Lot 828 (30) Injune Way, Joondalup (Edith Cowan University)

Further details on each of the locations, including land size, zoning, utilities, encumbrances and topography, are shown in Appendix 1.

Joondalup Performing Arts Centre - Site Options Analysis -

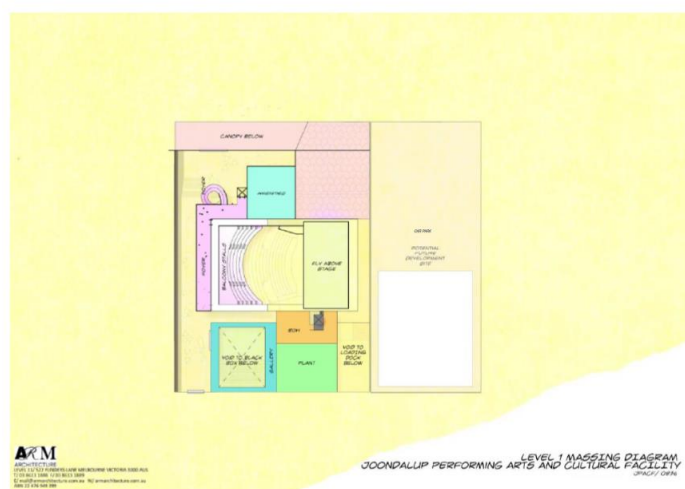
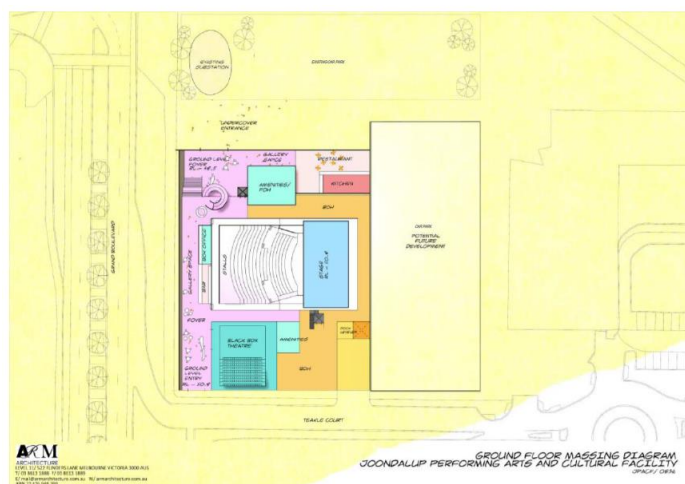


3.3 Concept plans

As indicated earlier, for the purposes of this evaluation, it was assumed that the size and functionality of the facility may be similar to the concept adopted by Council at its meeting held on 21 May 2019 (*item CJ066-05/19 refers*). These concept floor plans are shown below. The key features of the concept design include:

- Primary theatre – 800 seats
- Secondary 'Black Box' theatre – 200 seats
- Café/restaurant and kitchen
- Flexible foyer including gallery spaces
- Box office
- Bar
- Front and back of house facilities and amenities.

The actual size and functionality of the future JPAC will be determined as part of future stages of the project.



Joondalup Performing Arts Centre - Site Options Analysis -



4 SCORING CRITERIA AND WEIGHTINGS

4.1 Scoring criteria

Eleven criteria have been used for the scoring methodology as listed below. The team initially referred to the key outcomes within the Project Philosophy and Parameters (PPP), such as utilisation, and considered these in the evaluation. However, the key outcomes are just that they are outcomes that would be expected of any location. This analysis is about evaluation of locations which would expect to deliver the applicable outcomes envisioned under the PPP.

Table 2: Evaluation criteria

Environment	Environmental alignment	The location will align with environmental considerations
Community	Community and/or Business support	The location has already been, or likely to be, popularly supported by elected members and/or community. Reputation/risk
Ease of development	Land ownership, planning and construction/services	Complexity of land tenure / Ownership Costs / Planning obstacles / infrastructure / services Degree of alignment to strategic land use and planning objectives
Stageability	Stageability and/or use existing facilities	Ability for the option to be implemented in discrete stages over time or location could use nearby existing facilities to complement the PAF (storage, art gallery, library, community rooms)
Barriers to development	Size and topography	Are there any significant barriers to construction i.e. doesn't meet potential size, or topography is not as good as other sites
Land use	Land Use Suitability	Avoidance of land use conflict. Complement nearby businesses, facilities e.g. restaurants, residents
Prominence	Visibility and Prominence	Landmark site, exposure, main access to thoroughfare, entry to City or lots of passing motorists, space around it
Business case	Commercial / Retail opportunity	Site is located in a good area for ADDITIONAL commercial (e.g. office) or / retail operators, complements existing amenities
Access	Access & Parking for Vehicles	Site will provide good access for vehicles and sufficient parking
Access	Proximity to Public Transport	Site is very close to bus and train. See Liveable Neighbourhoods for additional scoring suggestions
Strategic Alignment	Strategic Alignment / Compatibility with other City Centre Components	Location is aligned/facilitate to the City Centre key projects (Multi Storey Car Park, City Centre Development, Place Activation)

Joondalup Performing Arts Centre - Site Options Analysis -



4.2 Further comments on the criteria

Some further comments on the eleven criteria:

- A. Environmental alignment – all construction projects need to consider the environmental impacts. It was considered that locations would be scored down if construction was to be on a site that is currently bush / undeveloped. The view was taken that locations that are already developed, and should not have any further environmental impacts, would be scored moderately or positively. Note that at this stage, the evaluation is relatively high-level, therefore as part of the eventual business case a detailed environmental assessment of the shortlisted options would be undertaken.
- B. Community and/or business support – this criterion is important but open to subjectivity when considering scoring. The evaluation team has used its best efforts when assessing this criterion, using their overall knowledge, past related experience, and perceptions of what might be supported and why. Elected Members previous discussions on potential locations were also taken into account.
- C. Land Ownership, planning and construction services – there are two key facets of this criteria. Firstly, if the site identified is City-owned, it will have a positive score; if the site also has services it may receive a higher positive score. Possibly one of the main benefits of a site being City owned relates to commencement of the project (no need for a land purchase/land exchange to be part of the project timeline). Also, several City owned sites are in key locations for the City's desire to increase activation in the CBD.
- D. Stageability and/or use existing facilities – having the option to stage construction over several years could potentially be of use so was viewed positively when assessing this criterion. If a location can use other nearby facilities which are incidental or complementary to the JPAC, then that was also viewed positively.
- E. Size and topography – this criterion considers whether the size of the site could facilitate the indicative footprint of the JPAC concept design. The topography of the site and potential difficulties in constructing on the land was also considered, as was the potential for the separate allocation of certain art/theatre-related functions i.e., two or more lots involved.
- F. Land Use Suitability – this criterion looks at the need for the JPAC to complement nearby businesses and/or residents. This criterion considered whether the development of the JPAC could result in potential land use conflicts with existing properties surrounding the site, or complement existing surrounding land uses.
- G. Visibility and Prominence – this criterion considers whether a location would accommodate a JPAC that "stands out" and is readily visible from the public realm. As an example, a location close to the freeway with thousands of journeys/passersby would be considered highly visible. Sites within the CBD that have a high level of passing vehicle/pedestrian traffic would also be viewed positively. Sites without prominence scored negatively.
- H. Commercial / Retail opportunity – the JPAC will consider commercial and retail opportunities, albeit that would ultimately have to be determined as part of the business case. This criterion therefore considers whether the location could facilitate additional commercial and/or retail opportunities onsite to support the JPAC.
- I. Access and Parking for Vehicles – this is one of two transport categories. Having nearby parking for the JPAC would be positive and having good access (e.g. from freeway) was also viewed positively. It is recognised by the team that using public transport should be encouraged but the reality is that many patrons of a JPAC would rely on private vehicles so having a criterion to recognise this is important.

**Joondalup Performing Arts Centre
- Site Options Analysis -**



- J. Proximity to Public Transport – for those sites that are close to both the Joondalup Train Station and Bus Terminal/stops would be scored highly, whereas locations that are further away were scored lower. Reference was also made to walkable catchments (“Ped shed”) analysis using both a 400m and 800m radius to assist with the evaluation of this criteria.
- K. Strategic Alignment / Compatibility with other City Centre Components – this criterion is similar to criteria B and is subjective to score. This criterion considers whether the location is considered appropriate and aligns with the strategic direction and vision for the Joondalup CBD. Consequently, a location that is on the outskirts of the City Centre would likely be scored lower than a location that is considered central to the future strategic development within the Joondalup CBD.

Joondalup Performing Arts Centre - Site Options Analysis -



4.3 Weightings for Criteria - Pairwise methodology

A “pairwise” methodology has been applied to determine the weightings as shown on the table below. This methodology assesses each combination of criteria and evaluates what criteria is more important for each combination. For example, the first combination compares the Environmental Alignment (A) versus the Community/Business Support (B) and criteria B is considered more important.

Table 3: Weightings illustration

Weighting - Pairwise Comparison - Team Member 1

	Environmental alignment A	Community and/or Business support B	Land ownership, planning and construction/s services C	Stageability and/or use existing facilities D	Size and topography E	Land Use Suitability F	Visibility and Prominence G	Commercial / Retail opportunity H	Access & Parking for Vehicles I	Proximity to Public Transport J	Strategic Alignment / Compatability with other City Centre K	WEIGHTING
Environmental alignment A		B	C	D	E	A	G	H	I	J	K	2%
Community and/or Business support B			B	B	E	B	B	B	I	J	K	11%
Land ownership, planning and construction/s services C				C	C	C	C	C	C	C	C	16%
Stageability and/or use existing facilities D					E	F	G	H	I	J	K	2%
Size and topography E						E	G	E	E	J	E	13%
Land Use Suitability F							G	F	I	J	K	4%
Visibility and Prominence G								G	G	J	K	11%
Commercial / Retail opportunity H									I	J	K	4%
Access & Parking for Vehicles I										I	K	11%
Proximity to Public Transport J											K	13%
Strategic Alignment / Compatability with other City Centre Components K												15%

Joondalup Performing Arts Centre - Site Options Analysis -



4.4 Weightings Process – three scores

The pairwise methodology can be somewhat subjective, but the overall results of the proposed weightings should appear sensible. To ensure the results of the weightings were robust, it was agreed that team members would separately undertake the pairwise methodology. The weightings of the team members were compared to each other and if all members had the same score e.g., they considered Criteria B more important than Criteria A, then no further investigation was conducted. If one team member scored differently to the other team members, then the rationale for the difference would be discussed and where possible equalised. The table below shows the comparisons of the team members, the green boxes show where there is alignment, and the red boxes indicate a difference. Initially, there were numerous differences between scores, however, after constructive team discussions equalisation of the scores was achieved to each of the team members satisfaction.

The table below is the outcome of the three sets of weightings showing where some of the differences remained. The overall weightings calculated by the team members were eventually within close tolerance as will be discussed further below.

Table 4: Weightings comparison between team members

This Sheet Compares the Scores for each of the 3 team members

	Environmental alignment	Community and/or Business support	Land ownership, planning and construction/services	Stageability and/or use existing facilities	Size and topography	Land Use Suitability	Visibility and Prominence	Commercial / Retail opportunity	Access & Parking for Vehicles	Proximity to Public Transport	Strategic Alignment / Compatibility with other City
	A	B	C	D	E	F	G	H	I	J	K
Environmental alignment	A	All good!	All good!	All good!	All good!	Different!	All good!	All good!	Different!	All good!	All good!
Community and/or Business support	B		All good!	All good!	All good!	All good!	All good!	All good!	All good!	All good!	Different!
Land ownership, planning and construction/services	C			All good!	All good!	All good!	All good!	All good!	All good!	All good!	Different!
Stageability and/or use existing facilities	D				All good!	All good!	All good!	All good!	All good!	All good!	All good!
Size and topography	E					All good!	All good!	All good!	All good!	Different!	All good!
Land Use Suitability	F						All good!	Different!	All good!	All good!	All good!
Visibility and Prominence	G							All good!	Different!	All good!	Different!
Commercial / Retail opportunity	H								All good!	All good!	All good!
Access & Parking for Vehicles	I									All good!	All good!
Proximity to Public Transport	J										All good!
Strategic Alignment / Compatibility with other City Centre Components	K										

Joondalup Performing Arts Centre - Site Options Analysis -



4.5 Final Weightings after equalisation

As explained above, there was an equalisation exercise of the pairwise weightings which resolved most differences between the team members, albeit some differences remained. The table below summarises the weightings of each team member and the overall average which indicate even where there were differences on the pairwise result, there are minor differences between the overall scores.

Table 5: Weightings after equalisation

		Team Member 1	Team Member 2	Team Member 3	Average	To be equalised
Environmental alignment	A	2%	2%	2%	2%	No
Community and/or Business support	B	11%	11%	13%	12%	No
Land ownership, planning and construction/services	C	15%	16%	15%	15%	No
Stageability and/or use existing facilities	D	2%	2%	2%	2%	No
Size and topography	E	15%	13%	13%	13%	No
Land Use Suitability	F	2%	4%	4%	3%	No
Visibility and Prominence	G	9%	11%	11%	10%	No
Commercial / Retail opportunity	H	5%	4%	5%	5%	No
Access & Parking for Vehicles	I	13%	11%	11%	12%	No
Proximity to Public Transport	J	11%	13%	13%	12%	No
Strategic Alignment / Compatability with other City Centre Components	K	16%	15%	13%	15%	No

The results of the weightings should give an outcome that appears sensible, and the team concurred that this appears to be the case with the items achieving a weighting above 10% recognised as key items.

**Joondalup Performing Arts Centre
- Site Options Analysis -**



5 SCORES BY LOCATION

5.1 Scoring Process

The scoring process used by the evaluation team was as follows:

- Individual assessment by four team members
- Equalisation of the scores (to within 1 point of each other)
- Manager City Projects – providing a critique of the evaluation

As mentioned previously, this process was intended to be a rational, objective exercise but recognising the subjectivity in the scoring process and scoring criteria.

5.2 Scoring range

The scores applied to each location for each criterion are between 1 to 5, with 5 being the most favourable. The table below summarises the scoring range prepared by the team. It is recognised that there is subjectivity in some of the descriptions (e.g. "highly likely"), but the scoring range/grid was considered adequate by the team to determine whether a location deserves a higher score (4 or 5) or a lower score (1 or 2). The grid was also considered to be robust enough to ensure that the differences between options were reasonable.

Joondalup Performing Arts Centre - Site Options Analysis -



Table 6: Scoring criteria and range

Category	Criterion	Indicator	1	2	3	4	5
Environment	Environmental alignment	The location will align with environmental considerations	Significant adverse affect	Adverse impact	Neutral impact	Positive impact	Very positive impact
Community	Community and/or Business support	The location has already been, or likely to be, popularly supported by elected members and/or community. Reputation/risk	Highly unlikely to have support and/or could result in reputational risk/damage	Unlikely to have support or could result in reputational risk/damage	No evidence of support but likely to have some support	Postive support	Very positive support already from community and/or elected members to the location
Ease of development	Land ownership, planning and construction/services	Complexity of land tenure / Ownership Costs / Planning obstacles / infrastructure / services Degree of alignment to strategic land use and planning objectives	City doesn't own the land and there would be SIGNIFICANT issues/costs with ownership, planning and construction	City doesn't own the land and there would be SOME issues/costs	May not be major issues with ownership, planning and services	City owns the land but there may be minor planning issues or construction/services	City owns the land, services are already on site, no known issues for development
Stageability	Stageability and/or use existing facilities	Ability for the option to be implemented in discrete stages over time or location could use nearby existing facilities to compliment the PAF (storage, art gallery, library, community rooms)	Option would have VERY restricted ability	Restricted ability for the option to be implemented in stages	Neutral	SOME ability	HIGH Ability for the option to be implemented in stages and/or location could use nearby facilities to compliment
Barriers to developmen	Size and topography	Are there any significant barriers to construction i.e. doesn't meet potential size, or topography is not as good as other sites	SIGNIFICANT barriers	Moderate barriers of size and topography	No barriers to implementation arising from existing land use relative to Base Case	Site is well suited to development	Site size and topography is VERY well suited to development
Land use	Land Use Suitability	Avoidance of land use conflict. Compliment nearby businesses, facilities e.g. restuarants, residents	Significant misalignment of option to land use	Slight misalignment of land use	No change to future land use relative to Base Case	Well aligned to strategic land use.	Very well aligned to strategic land use.
Prominence	Visibility and Prominence	Landmark site, exposure, main access to thoroughfare, entry to City or lots of passing motorists, space around it	Location has very poor visibility and prominence	Location would not be very prominent	n/a	Location would be SLIGHTLY prominent	Location would be VERY prominent
Business case	Commercial / Retail opportunity	Site is located in a good area for ADDITIONAL commercial (e.g. office) or / retail operators, compliments existing amenities	VERY POOR site for commercial / retail activation	POOR site for commercial / retail activation	Neither positive or negative site for commercial / retail activation	GOOD site for commercial / retail activation	VERY GOOD site for commercial / retail activation
Access	Access & Parking for Vehicles	Site will provide good access for vehicles and sufficient parking	Very Poor Access and/or Very Low availability of Parking	Poor Access and/or Low availability of Parking	Neither poor nor good access or parking	GoodAccess and/or Good availability of Parking	Very Good Access and/or Very High availability of Parking
Access	Proximity to Public Transport	Site is very close to bus and train. See Liveabl Neighbourhoods for additional scoring suggestions	Site is very from bus and/or train	Site is not very close to train and/or bus	Not too far or too close	Site is close to train and bus	Site is very close to train and very close to bus
Strategic Alignment	Strategic Alignment / Compatability with other City Centre Components	Location is aligned/facilitate to the City Centre key projects (Multi Storey Car Park, City Centre Development, Place Activation)	Option will provide no alignment and support to the SCP and Major Project Strategies	Option will provide MODERATE or LITTLE alignment and support to the SCP and Major Project Strategies	Option will provide REASONABLE alignment and support to the SCP and Major Project Strategies	Option will provide VERY HIGH alignment and support to the SCP and Major Project Strategies	Option will provide SIGNIFICANT alignment and support to the SCP and Major Project Strategies

Joondalup Performing Arts Centre - Site Options Analysis -



5.3 Equalisation of Scores

As explained above, the first stage of the scoring was an individual assessment by each team member. The scores were then reviewed collectively to discuss and understand the variances and to equalise the scores, if possible. Equalisation of scores was considered an important part of the process and did highlight the subjectivity which was evident for some of the criteria. In team discussions concerning equalisation of scores, it was also evident that some of the criteria was interpreted differently by team members.

There was a need to reduce the gap in the team members' score to one-point difference for each criterion, if possible. This was to enable the team to have a general consensus on scoring. Where team members did amend their scores, it was equally important that after discussion and review they were satisfied to make those changes.

The other issue that the team considered as part of the equalisation process was using a '3' score for any location against any criteria. A '3' score is neutral it is neither negative or positive. The team therefore went back through all of their individual scores to re-evaluate their '3' scores and amend again. This process was useful again but did result in yet another round of equalisation i.e. where team members were 2 points or more away from each other. Note that there are still a number of '3' scores in the final outcomes which are considered reasonable.

In the example site shown below, it is evident from the highlighted scores that for Location 6 (Lot 9000) five of the scores were more than 1 point away from each other, it also highlights the number of '3' scores.

Table 7: Scoring comparison – before equalisation

Location: Lot 9000				
	Team Member 1	Team Member 2	Team Member 3	Team Member 4
Environmental alignment	3	3	3	2
Community and/or Business support	3	2	2	3
Land ownership, planning and construction/services	2	1	1	1
Stageability and/or use existing facilities	3	4	4	1
Size and topography	4	5	4	4
Land Use Suitability	3	4	2	2
Visibility and Prominence	3	4	4	3
Commercial / Retail opportunity	3	4	4	2
Access & Parking for Vehicles	3	3	3	3
Proximity to Public Transport	3	2	3	1
Strategic Alignment / Compatibility with other City Centre Components	3	3	2	1

Joondalup Performing Arts Centre - Site Options Analysis -



For those items with a 2-point difference or more the team discussed the reasons for their scores and the differences. This resulted in one or more of the team members altering their scores to be within 1 point of each other. It is important to equalise the scores so that there is a common agreed scoring from the team – indeed where some of the team have scored a criteria on the higher side (a 4 or a 5) but others have scored it lower (1 or a 2) then this is very important to equalise. Some of the reasons for having such large differences are where some team members have not interpreted the criteria in the same way as other team members, or where team members have provided better evidence for their scores that have convinced the other members to change their score.

Table 8 below shows the revised scores from the team for Location 6 (Lot 9000) after the various equalisation discussions and reviewing the '3' scores. It is considered reasonable to still have a difference of 1 point between team members.

Table 8: Scoring comparison – after equalisation

	Team Member 1	Team Member 2	Team Member 3	Team Member 4
Environmental alignment	2	2	3	2
Community and/or Business support	2	2	2	2
Land ownership, planning and construction/services	2	1	1	1
Stageability and/or use existing facilities	3	4	4	4
Size and topography	4	5	4	4
Land Use Suitability	3	2	2	3
Visibility and Prominence	3	3	4	4
Commercial / Retail opportunity	3	4	4	3
Access & Parking for Vehicles	3	2	3	4
Proximity to Public Transport	3	2	3	2
Strategic Alignment / Compatability with other City Centre Components	2	2	2	1

Joondalup Performing Arts Centre - Site Options Analysis -



5.4 Summary of Equalised Scores

The table below summarises the consolidated scores. There are two scores of 1 that are highlighted in red by the team and considered a significant impediment i.e. would preclude these options from being included in the next stage of shortlisting.

Table 9: Summary of equalised scores

Criteria	Location 1 3 Teakle Court	Location 2 104 McLarty Avenue (P2 Car Park)	Location 3 Boas Place	Location 4 Collier Pass (P9 Car Park)	Location 5 Lawley Court T3 Car Park	Location 6 Lot 9000 (DevWA)	Location 7 40 Collier Pass	Location 8 Hoyts	Location 9 HBF Arena Site	Location 10 ECU site
Environmental alignment	2	4	4	4	4	2	2	5	2	3
Community and/or Business support	4	3	5	3	3	2	3	2	2	3
Land ownership, planning and construction/services	5	4	5	4	4	1	2	2	1	2
Stageability and/or use existing facilities	4	3	5	4	3	4	4	4	4	3
Size and topography	5	2	5	2	4	4	5	2	3	4
Land Use Suitability	4	4	5	4	4	3	4	4	2	3
Visibility and Prominence	4	2	4	4	3	4	4	3	4	5
Commercial / Retail opportunity	4	4	5	4	5	4	4	4	2	3
Access & Parking for Vehicles	4	4	5	5	5	3	5	5	4	3
Proximity to Public Transport	5	4	4	5	3	3	5	5	2	2
Strategic Alignment / Compatability with other City Centre Components	4	4	5	3	3	2	3	2	2	2

Joondalup Performing Arts Centre - Site Options Analysis -



5.5 Explanation of scores

The table below reviews each criteria and explains why a location has been scored lower, higher or moderately:

Table 10: Explanation of scores

Criteria	Lower score '1' or '2'	Moderate '3'	Higher score '4' or '5'
1) Environmental alignment	Locations 1, 6, 7 and 9 would involve construction on areas that are currently undeveloped so that gives them a lower score. Note that this does not necessarily mean that those locations will have a detrimental impact on the environment but just not as favourable as the other locations.	Location 10 is an undeveloped site but it is cleared so it is given a 3 score.	Locations 2, 3, 4, 5 and 8 are all developed already so that is considered more favourable to the environment than undeveloped areas. Location 8 (Hoyts) gets a 5 score whilst the other positive locations get a 4 score because Hoyts is fully developed, the proposal would use existing facilities without any significant construction works.
2) Community and/or business support	Locations 6, 8 and 9 were given a negative score because the team thought that the community and/or elected members are unlikely to favour these locations. As indicated earlier the scoring of this criteria is quite subjective.	Locations 2, 4, 5, 7 and 10 are all scored neutral because there is no information available to the team to determine whether the location would be negatively or positively received.	Location 3 is scored 5 because Boas Place has already been mentioned at recent committee meetings as potential location for a JPAC and appears to be favourably accepted by elected members (there was no discussion otherwise).

**Joondalup Performing Arts Centre
- Site Options Analysis -**



Criteria	Lower score '1' or '2'	Moderate '3'	Higher score '4' or '5'
3) Land ownership, planning and construction / services	Locations 6 to 10 all scored lower as the City does not own the land. Locations 6 and 9 scored 1 because these were considered to be more problematic than other sites if the City wanted to secure ownership for part/s of the land.	No '3' scores given. Locations either scored low or high.	Location 1 to 5 all scored higher, as they are City-freehold sites. Locations 1 and 3 are considered more in line with the criteria i.e. fewer planning obstacles, availability of services.
4) Stage ability and/or use existing facilities	None of the locations scored low.	Location 3 and 10 were given a score of 3. There is the possibility of some staging but some restrictions on the site, and there are other nearby adjacent facilities.	Location 3 (Boas Place) is considered the best location for this criterion and achieved a score of 5. Location 3 was favourable due to staging being considered possible. Additionally, there are adjacent facilities that could assist/align with the functions of the JPAC, such as library and reception centre. Most other locations (Locations 1, 4, 6, 7, 8, 9) would also facilitate staging so scored favourably, though not as high as Location 3.

**Joondalup Performing Arts Centre
- Site Options Analysis -**



Criteria	Lower score '1' or '2'	Moderate '3'	Higher score '4' or '5'
5) Size and topography	Locations 2 and 4 scored lower because the topography of the site may be prohibitive to construction. Location 8 scored low because the size of the existing building may not support the potential JPAC.	Location 9 was considered neither high nor low. This is due to the fact that the site is very large and capable of accommodating the JPAC without significant development constraints. However, the site is also very undulating, and the topography of the land would mean that extensive site works would likely be needed.	Locations 1, 3 and 7 scored '5' due to the team's view that the size of each site easily accommodate a potential JPAC and there are no significant topography issues. Locations 5, 6 and 10 scored high each with a score of 4, as site sizes are considered adequate. Locations 1, 3 and 7 are not as favourable as due to potential topography issues.
6) Land use suitability	Location 9 scored low in this criterion. The location is not considered ideal/suitable for the JPAC.	Locations 6 and 10 scored moderately, there were no attributes that classed them as low or high.	Location 3 scored '5' because land use conflict could be managed and has the potential to compliment nearby businesses and facilities. Locations 1, 2, 4, 5, 7 and 8 are all considered well aligned to this criterion so scored '4'.
7) Visibility and prominence	Location 2 scores low because 104 McLarty Avenue is position behind other buildings so would not be particularly prominent or visible from the public realm.	Locations 5 and 8 were not considered to be particularly visible or prominent but were considered to have some positive aspects.	Location 10 on the corner of Hodges Drive and Joondalup Drive would have prime visibility to drivers on those two roads and the Mitchell Freeway. Locations 1, 3, 4, 6, 7 and 9 are all considered reasonably prominent and visible so scored '4', but just not as prominent and visible as Location 10.

**Joondalup Performing Arts Centre
- Site Options Analysis -**



Criteria	Lower score '1' or '2'	Moderate '3'	Higher score '4' or '5'
8) Commercial / retail opportunity	Only Location 9 scored low as this site was not considered to be in a good area for additional commercial land uses.	Location 10 scored moderately as the team viewed it is not ideal for additional commercial land uses.	Locations 3 and 5 were considered highly favourable for additional commercial opportunities. Locations 1, 2, 4, 6, 7 and 8 were all scored higher by the team but not as high as Locations 3 and 5.
9) Access and parking for vehicles	No locations were scored low for this criterion.	Locations 6 and 10 were scored neutral. There are some opportunities for parking and access but not as favourable as other sites. Both locations could be impacted by access issues as they are next to busy roads.	Locations 3, 4, 5, 7 and 8 would all provide favourable access for parking either due to the existing arrangements or potential new arrangements. Locations 2 and 9 scored higher but were considered less favourable to the above locations.
10) Proximity to public transport	Locations 9 and 10 do not have as good proximity as other locations so scored lower.	The evaluation team referred to the walkable catchment ("Ped shed") distances. Many locations were within 400 metres of public transport and therefore achieved a 3 score.	Other locations that are much closer to public transport scored higher.
11) Strategic alignment / compatibility with other City Centre components	Locations 6, 8, 9 and 10 were considered by the team to be not well aligned to the ambitions and overall vision for the City Centre.	Locations 4, 5 and 7 were considered to provide a reasonable alignment so scored moderately.	The team considered Location 3 as the most favourable to align with the strategic development of the City Centre so scored '5'. Locations 1 and 2 were also considered to be well aligned to City development so scored '4'.

Joondalup Performing Arts Centre - Site Options Analysis -



6 SUMMARY SCORES & RANKING

6.1 Ranking

The table below shows the weighted scores and the revised ranking. The table also shows the unweighted scores/ranking:

Table 11: Weighted scores and ranking

Rank	Location No.	Property Name	Selection Criteria											Weighted Score
			Environment	Community Support	Land Ownership	Stageability	Size & Topography	Land Use Suitability	Visibility & Prominence	Commercial Opportunity	Vehicle Parking	Public Transport	Strategic Alignment	
1	Location 3	Boas Place	4	5	5	5	5	5	4	5	5	4	5	95%
2	Location 1	3 Teakle Court	2	4	5	4	5	4	4	4	4	5	4	87%
3	Location 7	40 Collier Pass	2	3	2	4	5	4	4	4	5	5	3	75%
4	Location 4	P9 Car Park (Collier Pass)	4	3	4	4	2	4	4	4	5	5	3	74%
5	Location 5	T3 Car Park (Lawley Court)	4	3	4	3	4	4	3	5	5	3	3	73%
6	Location 2	P2 Car Park (McLarty Avenue)	4	3	4	3	2	4	2	4	4	4	4	68%
7	Location 8	Hoyts Cinema	5	2	2	4	2	4	3	4	5	5	2	61%
8	Location 10	ECU site	3	3	2	3	4	3	5	3	3	2	2	58%
9	Location 6	Lot 9000	2	2	1	4	4	3	4	4	3	3	2	54%
10	Location 9	HBF Arena	2	2	1	4	3	2	4	2	4	2	2	49%

Joondalup Performing Arts Centre - Site Options Analysis -



6.2 Comments on the ranking

It is important to review the evaluation results and be able to rationally explain the ranking. The following locations are proposed for shortlisting in the business case.

- Ranked 1st: Boas Place (Location 3) – this location scores very highly over 90% in both weighted and unweighted scorings. On reflection this is not surprising, this location is one that is often cited as a good location for the JPAC. But going through this exercise in an objective way with the 11 criteria provides further substance to this position.
- Ranked 2nd: 3 Teakle Court (Location 1) – this site was previously earmarked for the JPAC and was the only location considered in the 2017 business case. The benefit of this new business case process is the evaluation of other locations, however it is useful to note how well Teakle Court scores, albeit only 8% less than Boas Place (Location 3).
- Ranked 3rd: 40 Collier Pass (Location 7) – out of the four locations shortlisted, this is the only location that the City does not own. The location is considered highly visible and well aligned to most of the criteria. Being that the location is directly opposite 3 Teakle Court, its score is relatively similar to this location.
- Ranked 4th: Collier Pass Car Park (Location 4) – this site benefits greatly from its proximity to Joondalup Train Station and Bus Terminal, as well as various car/motorcycle parking options surrounding the site. However, the lot size may impede the design and configuration of the JPAC and may not strongly align with the strategic direction of the City Centre and community/Elected Member expectations.

**Joondalup Performing Arts Centre
- Site Options Analysis -**



7 NEXT STEPS

7.1 Internal Critique

This process is not considered complete and is subject to further review. The results of the evaluation have been shared internally with the following Business Units as part of the City Centre Projects Cluster Working Group, being:

- Economic Development
- Asset Management
- Planning Services
- Engineering Services
- Community Safety

7.2 Recommendations / External Critique

The evaluation will be presented to the City Centre Steering Group for comment and guidance, after which the report and supporting information will be presented to Major Projects and Finance Committee. It is also expected that the shortlisted locations, the allocated scoring and the overall evaluation methodology will be peer reviewed by external consultants at part of the next stage of detailed site location analysis.

**Joondalup Performing Arts Centre
- Site Options Analysis -**



8 APPENDIX 1

8.1 Overall location plan



**Joondalup Performing Arts Centre
- Site Options Analysis -**



8.2 Individual location plans

Location 1 - Lot 1001 (3) Teakle Court, Joondalup

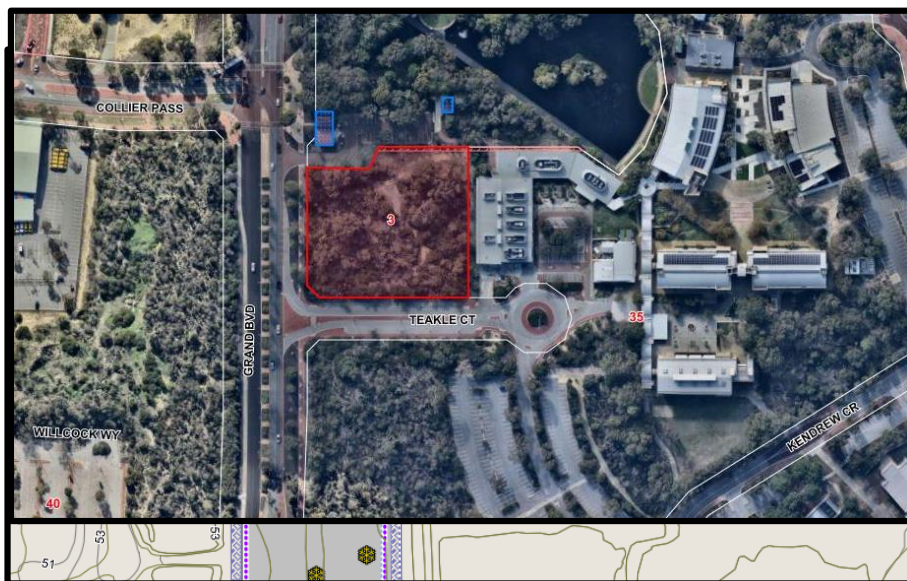
Owners: City of Joondalup

Land Area: 7999m²

LPS3 Zoning: Centre - Joondalup Activity Centre Plan

MRS Zoning: Central City Area

Easement to the Water Corporation (Sewer) on Northern Boundary (part)



GIS Utilities Layer

Container No. 75577

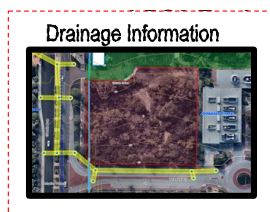
**Location 2 - Lot 456 (104) McLarty Avenue, Joondalup – P2
Car Park**

Owners: City of Joondalup

Land Area: 3726m²

LPS3 Zoning: Centre - Joondalup Activity Centre Plan

MRS Zoning: Central City Area



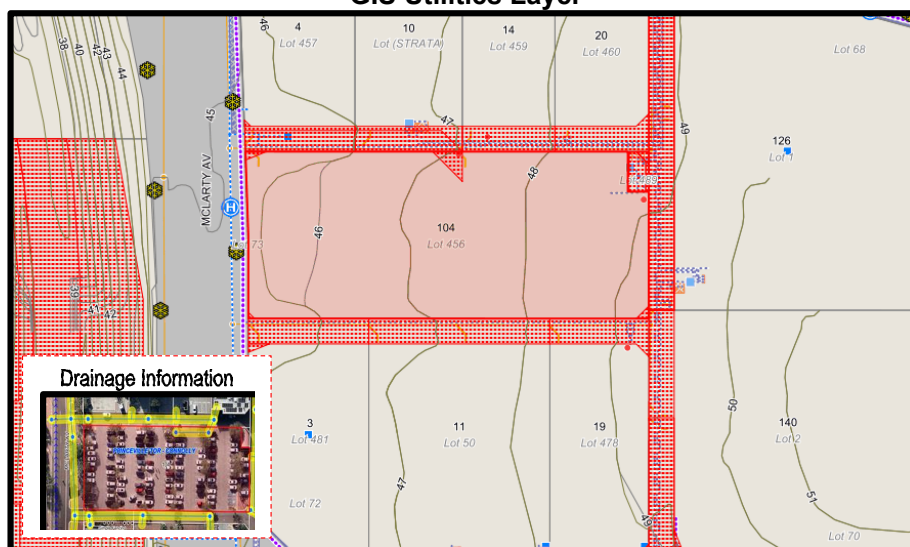
Joondalup Performing Arts Centre - Site Options Analysis -



Easements (4) related to Access, Drainage, Water Corporation and Western Power infrastructure



GIS Utilities Layer



Container No:08498

Location 3 - Boas Place - comprising:
 (1) Lot 496 (70) Davidson Terrace, Joondalup, (2) Part of Lot 507 (90) Boas Avenue, Joondalup
 and (3) Part of Lot 497 (102) Boas Avenue, Joondalup
 Owners: City of Joondalup
 Approximate Available Land Area: All of Lot 496: 10,087m² and

Joondalup Performing Arts Centre - Site Options Analysis -



approximately 8000m² of Lot 502 and Lot 497 (see 'Land Area of Available Space' Plan below)

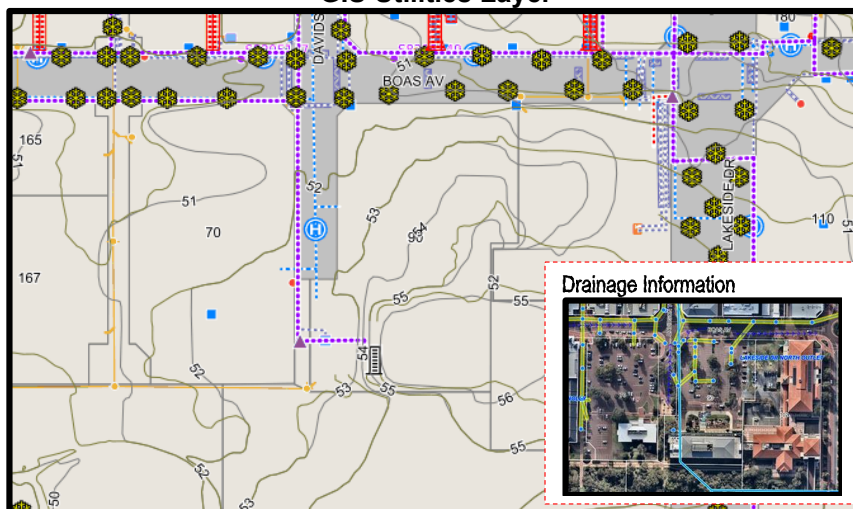
LPS3 Zoning: Centre - Joondalup Activity Centre Plan

MRS Zoning: Central City Area

Encumbrance Schedule Below – CT searches not undertaken



GIS Utilities Layer



Container Nos. 01113, 04150, 05180

Land Area of Available Space over Lots 497 and 507 (approximate)
Potentially southern section of Davidson Terrace could be formally closed and utilised

**Joondalup Performing Arts Centre
- Site Options Analysis -**



Property	Encumbrances	Comments/Notes
Lot 496 (70) Davidson Terrace, Joondalup.	Lease with Joondalup Lotteries House Inc. Lease Expiry Date: 30 June 2027	Probably a caveat related to the lease on the CT too which on expiry of the lease, will have no relevance.
Lot 507 (90) Boas Avenue, Joondalup.	Leases with telco companies with the City concerning the building but nothing related to the car park.	
Lot 497 (102) Boas Avenue Joondalup.		Last title search showed the site as unencumbered

Location 4 - Lot 505 (33) Collier Pass, Joondalup – P9 Car Park

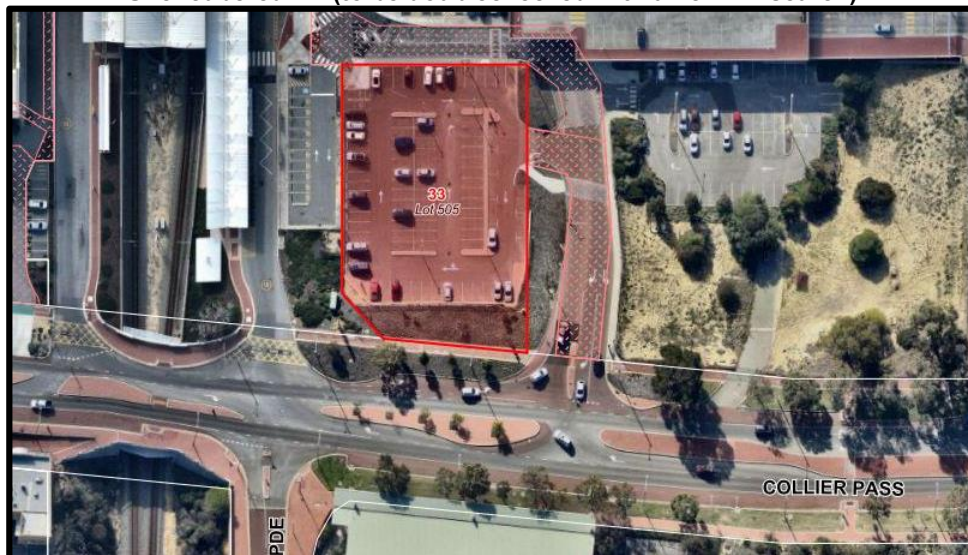
Owners: City of Joondalup
Land Area: 3000m²

LPS3 Zoning: Centre - Joondalup Activity Centre Plan

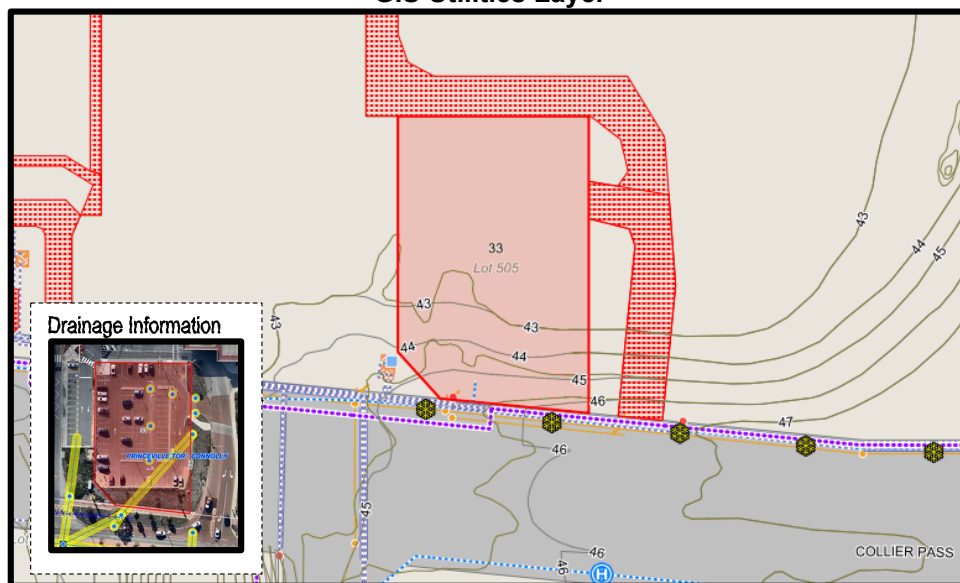
**Joondalup Performing Arts Centre
- Site Options Analysis -**



**MRS Zoning: Central City Area
Unencubered CT (to be doublechecked with a new CT search)**



GIS Utilities Layer



Container No. 20542

**Location 5 - Lot 6 (6) Lawley Court, Joondalup – T3 Car
Park**

Owners: City of Joondalup

Land Area: 7510m²

LPS3 Zoning: Centre - Joondalup Activity Centre Plan

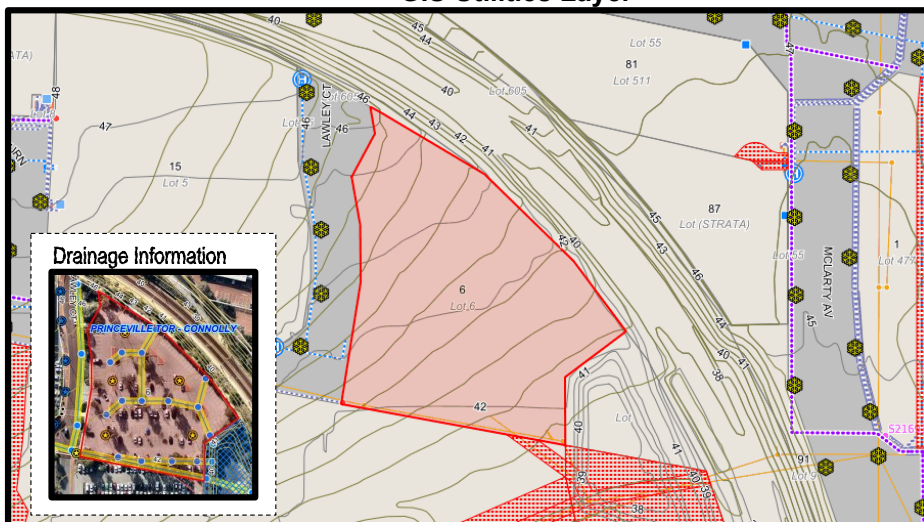
**Joondalup Performing Arts Centre
- Site Options Analysis -**



MRS Zoning: Central City Area
Lease for small area of site currently being negotiated
Drainage Easement in favour of the City and CT/Document check to be made -
EM121/12101 refers.



GIS Utilities Layer



Container No. 76472

Location 6 - Lot 9000 (480) Joondalup Drive, Joondalup

Owners: DevelopmentWA

Land Area: 84024m² (overall)

LPS3 Zoning: Centre - Joondalup Activity Centre Plan

MRS Zoning: Central City Area

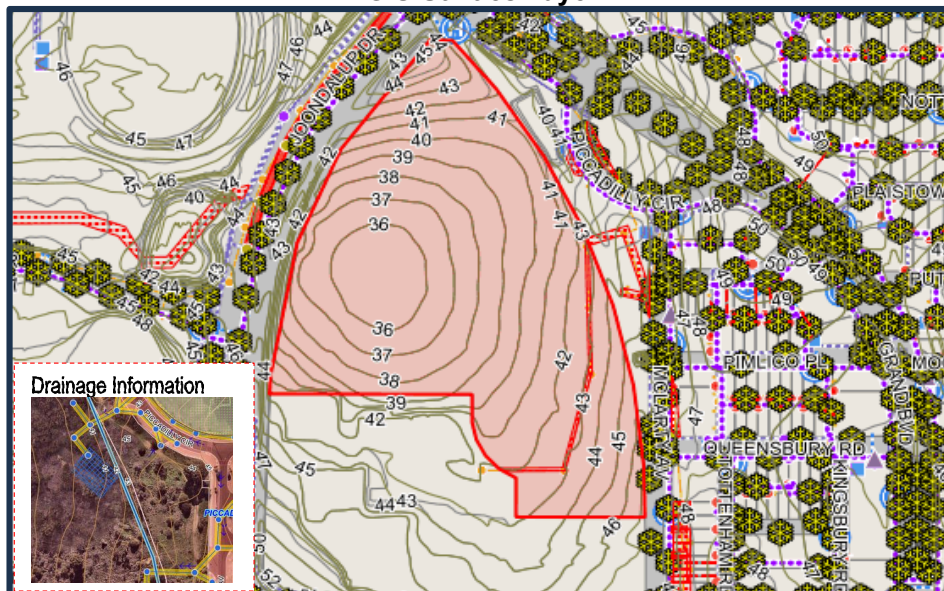
Joondalup Performing Arts Centre - Site Options Analysis -



Emcumbrances: No checks made
Drainage infrastructure is roughly south of Picadilly Circle



GIS Utilities Layer



Container No. 39603

**Joondalup Performing Arts Centre
- Site Options Analysis -**



Location 7 - Lot 9000 (40) Collier Pass, Joondalup

Owners: Edith Cowan University

Land Area: 78988m² (overall)

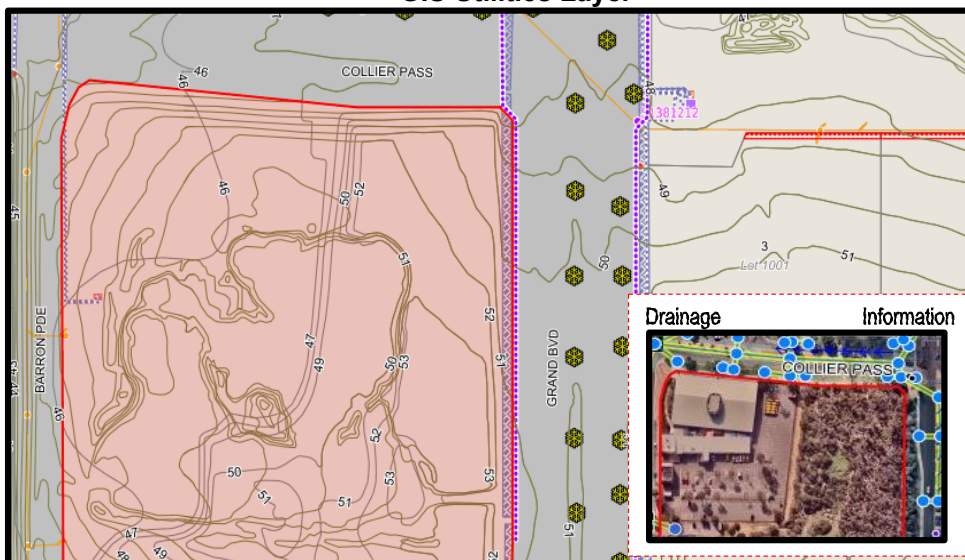
LPS3 Zoning: Centre - Joondalup Activity Centre Plan

MRS Zoning: Central City Area

CT/Document check to be made - potentially still active legal agreement
and absolute caveat to satisfy outstanding road construction requirements



GIS Utilities Layer



Container No. 22460

**Joondalup Performing Arts Centre
- Site Options Analysis -**



Location 8 - Hoyts Cinema, Joondalup

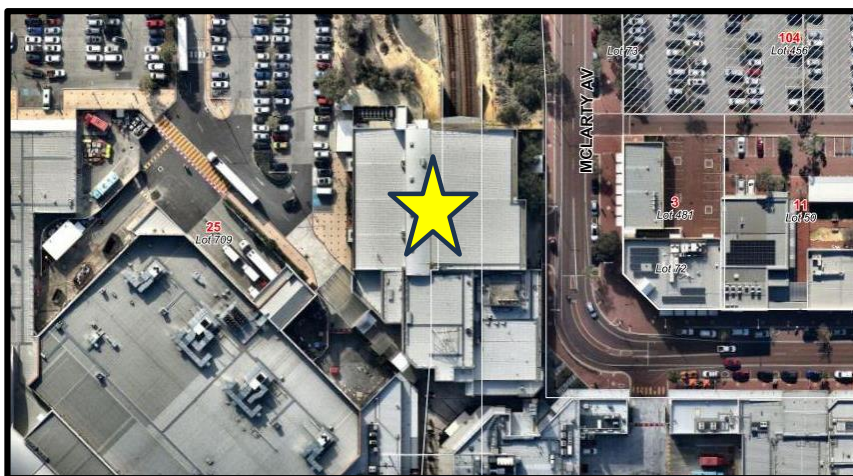
Owners: Lend Lease Funds Management Ltd

Land Area: 237817m² (overall)

LPS3 Zoning: Centre - Joondalup Activity Centre Plan

MRS Zoning: Central City Area

Emcumbrances: No checks made



Container No. 08431

- As an existing building no checks made on drainage or the utility layer on GIS.
- No title search on the overall property done either.

**Joondalup Performing Arts Centre
- Site Options Analysis -**



**Location 9 - Lot 101 (25) Kennedy Drive, Joondalup (HBF
Arena)**

Owners: Western Australian Sports Centre Trust

Land Area: 301209m² (overall)

LPS3 Zoning: Centre - Joondalup Activity Centre Plan

MRS Zoning: Central City Area

(Some) easements shown below but no CT/Document searches undertaken

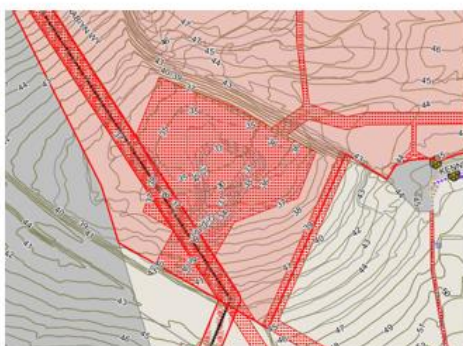


Endeavoured to show below the 'main' easements in the vacant land.

No other searches done concerning any other encumbrances.

To give an idea of land area, the blue drainage basin below is approximately 7,200m².

Western Power Easements



City's Drainage Infrastructure



Container No. 08431

**Joondalup Performing Arts Centre
- Site Options Analysis -**



Location 10 - Lot 828 (30) Injune Way, Joondalup

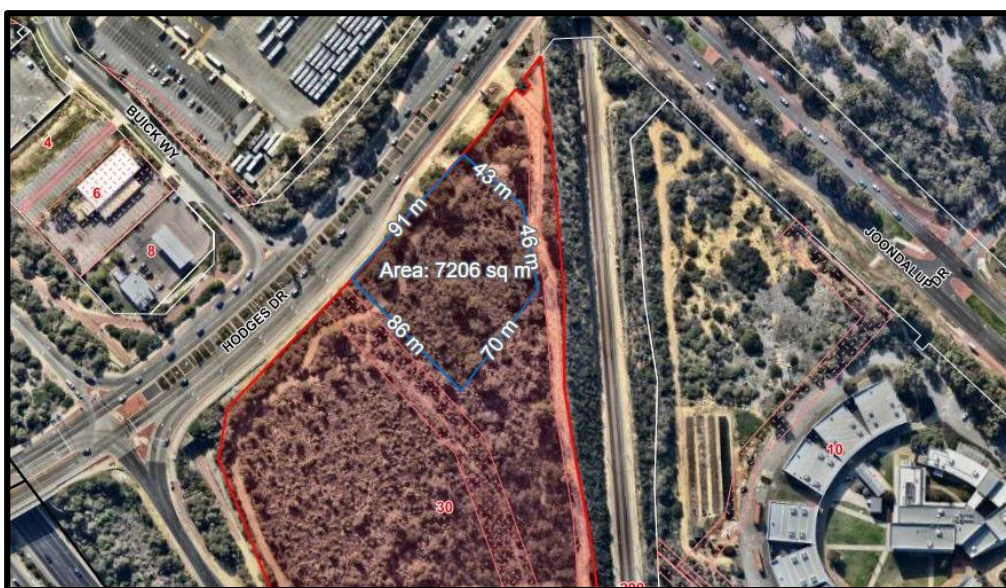
Owners: Edith Cowan University

Land Area: 57260m² (overall)

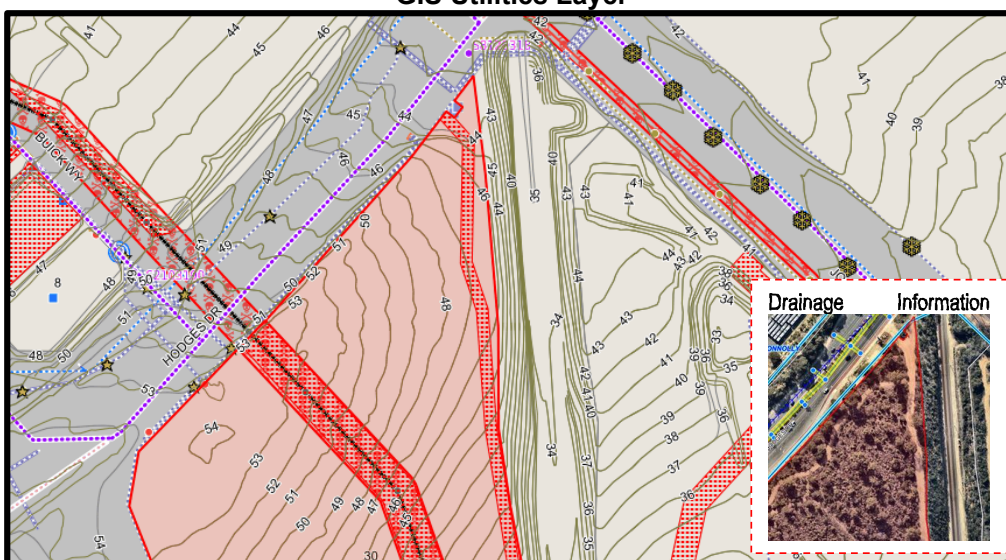
LPS3 Zoning: Centre - Joondalup Activity Centre Plan

MRS Zoning: Central City Area

Easements shown below but no CT/Document search undertaken



GIS Utilities Layer



Container No. 27581



Joondalup Performing Arts Centre - Site Options Analysis (Financials) -

Project Name	Joondalup Performing Arts Centre
Project Sponsor	Director Corporate Services
Project Manager	Senior Projects Officer

VERSION CONTROL

	Date	Author	Details
1	08 Jan 2025	SFA	First draft for review with City Projects 14 th Jan
2	13 Jan 2025	SFA	Second draft following comments from City Projects
3	14 Jan 2025	SFA	Further changes after discussion with City Projects
4	16 Jan 2025	SPDO	Further updates/changes following detailed review

**Joondalup Performing Arts Centre
- Site Options Analysis (Financials) -**



CONTENTS

1	Introduction / Background	3
1.1	Purpose	3
1.2	Out of Scope.....	3
1.3	Disclaimer.....	3
1.4	Project Philosophy and Parameters – Key Outcomes	3
2	Land Values & Rental Opportunity	5
2.1	Land Valuation (2020).....	5
2.2	Land values for City-owned sites	5
2.3	Rental opportunity costs.....	6
3	Site Works	7
3.1	Overview / reference points	7
3.2	Potential cost of siteworks.....	8
4	Current Usage and Lost Income	8
4.1	Existing usage and income	8
5	Next Steps	10
5.1	Multi Criteria Assessment	10
5.2	Comments on each location.....	10

Joondalup Performing Arts Centre - Site Options Analysis (Financials) -



1 INTRODUCTION / BACKGROUND

1.1 Purpose

The purpose of this report is to provide supplementary information in relation to the evaluation of potential site options for the Joondalup Performing Arts Centre (JPAC).

A total of 10 potential sites, five of which are owned by the City of Joondalup and five are owned by other parties, have been evaluated as part of the Site Options Analysis. This report will evaluate the five City-owned properties and consider their highest and best use, as well as considering their current usage in the context of a preliminary, high-level financial analysis.

1.2 Out of Scope

The following is out of scope in this report:

- Multi Criteria Evaluation - The City has prepared a detailed Site Options Analysis where the JPAC could be constructed. The information in this Financial Evaluation report is high-level only and is NOT intended to affect the Multi Criteria Assessment already completed for the site options.
- JPAC Whole of Life Evaluation – this report excludes any construction costs or operational income/expenses.

1.3 Disclaimer

The information in this report is a high-level financial evaluation used for background information to the Site Options Analysis. The actual financial impacts of using a site for the JPAC will vary due to any number of factors such as:

- Economic conditions / detailed property assessments;
- Actual site works and pre-development requirements; and
- The confirmed size and specifications of the JPAC.

1.4 Project Philosophy and Parameters – Key Outcomes

The Project Philosophy and Parameters (PPP) for this project were endorsed by Council in April 2024 (*item CJ093-04/24 refers*). The PPP sets out the scope and objectives. There are seven outcomes listed within the PPP, as shown below. This report supports the sixth outcome, site analysis.

1. Community needs for Cultural Arts participation are met.
2. Utilisation is maximised.
3. User experience of the facility is positive.
4. Social and Economic Return on Investment is high.
5. Strategic alignment to the overall vision of the Central Business District (CBD) and activation of the CBD. There are several projects that the City is evaluating and implementing for the CBD including a land acquisition strategy, a second Multi Storey Car Park, Boas Place Development and City Centre Activation. – the JPAC project needs to be aligned to these projects and likewise the other projects need to be aligned to the JPAC project.

Joondalup Performing Arts Centre
- Site Options Analysis (Financials) -



6. Site options analysis including other suitable alternative site options not previously considered and should focus on activation of the site, co-locating with existing and proposed car parking and access to public transport etc.
7. Financially sustainability – net one off establishment costs and recurring operating deficit of the facility is affordable.

**Joondalup Performing Arts Centre
- Site Options Analysis (Financials) -**



2 LAND VALUES & RENTAL OPPORTUNITY

2.1 Land Valuation (2020)

The City is required to maintain fair value of its property assets. The last valuation was completed in 2020 by Australis Asset Advisory Group and is used as the basis of the values in this report. The next valuation will be prepared in 2025. No attempt has been made to uplift the 2020 values to today's dollars.

It is noted that the valuation prepared in 2020 is a desktop exercise based on market values and has some limitations – a detailed land valuation for specific sites would go into more depth such as access, site works, recent comparatives etc.

2.2 Land values for City-owned sites

There were 10 sites evaluated within the Site Options Analysis and five of them are owned by the City of Joondalup. The table below lists the values in the City's asset register based on the 2020 valuation exercise and the value (or cost) if the JPAC was to be developed on these sites. These values could be considered as lost income in some respect if the JPAC was constructed on one of these sites i.e. the opportunity cost of not realising that value for commercial use. However, it should be noted that these 'costs' are not cashflows, and therefore the money would not be lost as such, but instead not realised for other uses.

Land Values		Total Land Area			Proceeds foregone	
		Total Area	Value	\$ m2	JPAC Potential Area	Value
		m2	\$	\$m	m2	\$
Location 1	Lot 1001 (3) Teakle Court, Joondalup	7,999	\$2,999,600	\$375	5,000	\$1,874,984
Location 2	Lot 456 (104) McLarty Avenue, Joondalup (P2 Car Park)	3,726	\$2,794,500	\$750	5,000	\$3,750,000
Location 3	'Boas Place' – Involving 3 x City freehold lots	34,433	\$18,231,000	\$529	5,000	\$2,647,315
Location 4	Lot 505 (33) Collier Pass, Joondalup (P9 Car Park)	3,001	\$2,250,800	\$750	5,000	\$3,750,083
Location 5	Lot 6 (6) Lawley Court (T3 Car Park)	7,510	\$4,956,600	\$660	5,000	\$3,300,000

The above table shows that each site has a different land value and therefore different 'loss' if the JPAC was constructed on any of these five sites. As an example, Locations 2 and 4 above have the highest land value (\$/m²) and would result in the highest (worst case) opportunity cost.

Joondalup Performing Arts Centre - Site Options Analysis (Financials) -



2.3 Rental opportunity costs

Another potential lost opportunity is the ability to rent out the sites for commercial ground leases as shown on the table below. The values assume lease of the land only and that a developer/tenant would be responsible for the costs associated with developing the property.

Commercial Rent		Rent per m2			Rent foregone	
		Land value	Rental	Rental	JPAC Potential Area	Rent p.a.
		\$ m2	Source	\$ m2	m2	\$
Location 1	Lot 1001 (3) Teakle Court, Joondalup	\$375	Office	\$81	5,000	\$406,250
Location 2	Lot 456 (104) McLarty Avenue, Joondalup (P2 Car Park)	\$750	Retail	\$100	5,000	\$500,000
Location 3	'Boas Place' – Involving 3 x City freehold lots	\$529	Office	\$81	5,000	\$406,250
Location 4	Lot 505 (33) Collier Pass, Joondalup (P9 Car Park)	\$750	Office	\$81	5,000	\$406,250
Location 5	Lot 6 (6) Lawley Court (T3 Car Park)	\$660	Retail	\$100	5,000	\$500,000

Joondalup Performing Arts Centre - Site Options Analysis (Financials) -



3 SITE WORKS

3.1 Overview / reference points

Each location may have different costs of site works depending on whether the land is completely undeveloped at present, or whether the site is partially developed (e.g. at-grade car park). An undeveloped site may have some disadvantages as lack of power connection or services, however an undeveloped site could also have some advantages because it may be easier/cheaper to clear vegetation than to remove at-grade car parking and associated infrastructure.

In conducting this financial analysis, a review of other building projects has been undertaken to consider whether these values could be used to assess the cost of site works in the five site options. The project reference points are not entirely relevant to this project; however the most relevant costing is related to 'Undeveloped land' value which was estimated in the previous financial evaluation for the JPAC in 2019. Most of the values referenced are from previous years, and therefore uplift to today's dollars have also been included in the table below.

Project Reference Points			Scope of Works			Cost per M2 at time of Project			Today's Dollars	
Project	Year	Details	Developed?	Scope of Works H/M/L	Details	Total Cost \$	Site m2	Rate \$ m2	Index Factor Rate	Rate \$ m2
JPAC	2019	2019 Financial Evaluation	Undeveloped	High		\$1,175,000	8,000	\$147	1.20	\$176
MSCP1	2015		Partially	Med	At-grade car park to a Multi Storey			\$0		\$0
Sorrento Surf Life Saving Club Redevelopment	2022	New buildings	Partially	Med	Demolish old building and build new	\$336,000	1,700	\$198	1.07	\$211
Heathridge Park Redevelopment	2024	Redevelopment	Partially	Med		\$140,000	3,300	\$42	1.00	\$42
								\$0		\$0

Joondalup Performing Arts Centre - Site Options Analysis (Financials) -



3.2 Potential cost of siteworks

The table below lists the five City-owned sites and applies a potential cost per square metre (m²). For the purpose of this exercise, the cost of site works is considered equal in all locations due to the extent of clearing and/or demolition works required to prepare each site for development.

Siteworks		Current Usage		Site Works High Level Estimate JPAF		
		Developed?	Scope of Works H/M/L	Source	Cost	Cost Total
					\$ m2	\$
Location 1	Lot 1001 (3) Teakle Court, Joondalup	Undeveloped	Med	2019 Fin Eval + 50%	\$176	\$1,175,000
Location 2	Lot 456 (104) McLarty Avenue, Joondalup (P2 Car Park)	Partially, services nearby	Med	as above	\$176	\$881,250
Location 3	'Boas Place' – Involving 3 x City freehold lots	Mostly	Med	as above	\$176	\$881,250
Location 4	Lot 505 (33) Collier Pass, Joondalup (P9 Car Park)	Partially, services nearby	Med	as above	\$176	\$881,250
Location 5	Lot 6 (6) Lawley Court (T3 Car Park)	Partially, services nearby	Med	as above	\$176	\$881,250

4 CURRENT USAGE AND LOST INCOME

4.1 Existing usage and income

The table below lists how the five City-owned sites are currently used and their current income, which is generated through parking revenue.

Four of the five sites are used partially or fully for parking income. Locations 2, 4 and 5 all have low or very low utilisation. Location 3 includes the T1 Car Park opposite the Joondalup Licensing Centre, this has moderate/high utilisation at present. The information in the table indicates that the current income may be "lost" but in reality, this may not be the case because the existing patrons are likely to use other parking facilities or parking bays operated by the City.

**Joondalup Performing Arts Centre
- Site Options Analysis (Financials) -**



Current usage / income		Current Usage		Lost Parking Revenue	
		Type	Details	Per Year	50 Years
				\$	\$
Location 1	Lot 1001 (3) Teakle Court, Joondalup	None	Undeveloped space	\$0	\$0
Location 2	Lot 456 (104) McLarty Avenue, Joondalup (P2 Car Park)	Parking	At-grade car park with MED utilisation of circa 35% per year	\$280,000	\$14,000,000
Location 3	'Boas Place' – Involving 3 x City freehold lots	City Admin Offices	Offices, Public Parking, Staff Parking, Library, Lotteries House	\$266,021	\$13,301,050
Location 4	Lot 505 (33) Collier Pass, Joondalup (P9 Car Park)	Parking	At-grade car park with LOW utilisation of circa 21% per year	\$65,227	\$3,261,350
Location 5	Lot 6 (6) Lawley Court (T3 Car Park)	Parking	At-grade car park with VERY LOW utilisation of circa 5% per year	\$25,841	\$1,292,050

**Joondalup Performing Arts Centre
- Site Options Analysis (Financials) -**



5 NEXT STEPS

5.1 Multi Criteria Assessment

It is not proposed to use the information in this report to amend the MCA used for the Site Options Analysis.

5.2 Comments on each location

In summary each location has different financial features:

- Location 1 (Teakle Court) – an undeveloped site with no current usage or income. This site has the lowest land value at \$375 per m² and therefore the lowest opportunity cost.
- Location 2 (McLarty Avenue) – currently used as an at-grade car park with low utilisation because the car park is surrounded by dedicated parking for businesses and free parking at Lakeside Joondalup Shopping Centre. This site has a high land value at \$750 per m², therefore a high opportunity cost.
- Location 3 (Boas Place) – used for a variety of purposes including the City's Administration Centre and public/staff car parking. The land value of \$529 per m² is medium compared to the other sites.
- Location 4 (Collier Pass) – this space is currently underutilised as an at-grade car park. This has the same high value as Location 2 and therefore a high opportunity cost.
- Location 5 (Lawley Court) – this space is currently underutilised as an at-grade car park.



CITY OF JOONDALUP
Monthly Income Statement
for the Period ended 31 December 2024

Business Unit : 11 - Office of the Mayor

	Adopted Budget 24/25	Adopted Budget YTD	Actual YTD	Variance YTD	Variance YTD	Explanation for Budget variance to Actuals variance > 10% or \$20,000
	\$	\$	\$	\$	%	
1000 - Revenue / Income						
1300 Contributions Reimbursements and Donations	(720)	(360)	(360)	0	0.1%	
Total Revenue / Income (excluding Profit on Asset Disposal & Developers Donated Assets)	(720)	(360)	(360)	0	0.1%	
3000 - Expenses						
						Conference & Training budgets actuals less than budgeted for. Reimbursements for travel and child care and other specified expenses also down.
3200 Materials and Contracts	210,497	106,999	92,320	14,678	13.7%	Postage and courier costs up due to graduations in December.
3800 Insurance Expenses	-	-	1,000	(1,000)	100.0%	Mayor motor vehicle claim excess.
Total Operating Expenses (excluding Depreciation and Loss on Asset Disposal)	210,497	106,999	93,320	13,678	12.8%	
Operating Results	209,777	106,639	92,960	13,678	12.8%	



CITY OF JOONDALUP
Monthly Income Statement
for the Period ended 31 December 2024

Business Unit : 12 - Councillors

	<i>Adopted Budget 24/25</i>	<i>Adopted Budget YTD</i>	<i>Actual YTD</i>	<i>Variance YTD</i>	<i>Variance YTD</i>	<i>Explanation for Budget variance to Actuals variance > 10% or \$20,000</i>
	\$	\$	\$	\$	%	
3000 - Expenses						
3200 Materials and Contracts	650,794	346,398	287,147	59,251	17.1%	Conference & Training budget actuals less than budgeted for. Reimbursements for travel and child care and other specified expenses also down.
Total Operating Expenses (excluding Depreciation and Loss on Asset Disposal)	650,794	346,398	287,147	59,251	17.1%	
Operating Results	650,794	346,398	287,147	59,251	17.1%	



CITY OF JOONDALUP
Monthly Income Statement
for the Period ended 31 December 2024

Business Unit : 22 - City Projects

	<i>Adopted Budget 24/25</i>	<i>Adopted Budget YTD</i>	<i>Actual YTD</i>	<i>Variance YTD</i>	<i>Variance YTD</i>	<i>Explanation for Budget variance to Actuals variance > 10% or \$20,000</i>
	\$	\$	\$	\$	%	
3000 - Expenses						
3100 Employee Costs	989,564	516,895	436,861	80,034	15.5%	Level 8 position is 0.4 of FTE, casual position not utilised. Initial stages of projects are less dependant on expert and legal advice.
3200 Materials and Contracts	566,455	283,227	45,520	237,708	83.9%	
Total Operating Expenses (excluding Depreciation and Loss on Asset Disposal)	1,556,019	800,122	482,381	317,742	39.7%	
Operating Results	1,556,019	800,122	482,381	317,742	39.7%	



CITY OF JOONDALUP
Monthly Income Statement
for the Period ended 31 December 2024

Business Unit : 23 - Audit and Risk Services

	Adopted Budget 24/25	Adopted Budget YTD	Actual YTD	Variance YTD	Variance YTD	Explanation for Budget variance to Actuals variance > 10% or \$20,000
	\$	\$	\$	\$	%	
3000 - Expenses						
3100 Employee Costs	1,490,721	761,776	716,626	45,150	5.9%	Legal Officer position currently vacant.
3200 Materials and Contracts	282,710	115,780	162,752	(46,972)	(40.6%)	Timing variance for consultancy payments.
Total Operating Expenses (excluding Depreciation and Loss on Asset Disposal)	1,773,431	877,556	879,377	(1,822)	(0.2%)	
Operating Results	1,773,431	877,556	879,377	(1,822)	(0.2%)	



CITY OF JOONDALUP
Monthly Income Statement
for the Period ended 31 December 2024

Business Unit : 32 - Financial Services

	Adopted Budget 24/25	Adopted Budget YTD	Actual YTD	Variance YTD	Variance YTD	Explanation for Budget variance to Actuals variance > 10% or \$20,000
	\$	\$	\$	\$	%	
1000 - Revenue / Income						
1100 General Rates	(111,661,659)	(111,661,659)	(111,574,400)	(87,259)	(0.1%)	Interim rates lower than expected. Variance due to advance payment for 2024-25 grant received in June for General Purpose WALGGC grant. This has been adjusted during mid-year review.
1200 Grants and Subsidies	(4,322,257)	(2,161,129)	(324,957)	(1,836,172)	(85.0%)	
1300 Contributions Reimbursements and Donations	(180,000)	(108,000)	(101,222)	(6,778)	(6.3%)	
1600 Fees and Charges	(981,005)	(800,402)	(892,035)	91,632	11.4%	
1800 Interest Earnings	(9,501,877)	(4,913,233)	(5,602,605)	689,372	14.0%	Due to collection fee from DFES higher than YTD budget. Cumulative impact of higher deposit interest rates on the City's investment portfolio and higher average volumes invested than budget estimates.
1900 Other Revenue/Income	-	-	(2,666,964)	2,666,964	(100.0%)	
Total Revenue / Income (excluding Profit on Asset Disposal & Developers Donated Assets)	(126,646,798)	(119,644,423)	(121,162,183)	1,517,760	1.3%	Timing variance in incurring audit fees expenditure. Due to guarantee fee charge for first six months. Actual insurance premium lower than budgeted.
3000 - Expenses						
3100 Employee Costs	3,237,942	1,666,041	1,669,318	(3,277)	(0.2%)	
3200 Materials and Contracts	1,260,729	926,417	894,858	31,559	3.4%	
3700 Interest Expenses	23,013	8,919	13,098	(4,179)	(46.9%)	
3800 Insurance Expenses	1,728,541	1,728,541	1,658,778	69,763	4.0%	
Total Operating Expenses (excluding Depreciation and Loss on Asset Disposal)	6,250,225	4,329,918	4,236,052	93,866	2.2%	
Operating Results	(120,396,574)	(115,314,506)	(116,926,131)	1,611,626	(1.4%)	



CITY OF JOONDALUP
Monthly Income Statement
for the Period ended 31 December 2024

Business Unit : 33 - Information Technology

	Adopted Budget 24/25	Adopted Budget YTD	Actual YTD	Variance YTD	Variance YTD	Explanation for Budget variance to Actuals variance > 10% or \$20,000
	\$	\$	\$	\$	%	
1000 - Revenue / Income						
1300 Contributions Reimbursements and Donations	-	-	(981)	981	(100.0%)	Employee contribution to car benefit.
Total Revenue / Income (excluding Profit on Asset Disposal & Developers Donated Assets)	-	-	(981)	981	(100.0%)	
3000 - Expenses						
3100 Employee Costs	3,739,686	1,935,906	1,830,994	104,913	5.4%	A vacant position for teh whole quarter. Main component is an underspend on Projct
3200 Materials and Contracts	7,933,640	4,954,245	2,691,782	2,262,463	45.7%	Axiom costs vs plan.
3400 Utilities (gas, electricity, water etc.)	28,000	14,000	6,919	7,081	50.6%	Actuals less than anticipated.
Total Operating Expenses (excluding Depreciation and Loss on Asset Disposal)	11,701,326	6,904,151	4,529,694	2,374,457	34.4%	
Operating Results	11,701,326	6,904,151	4,528,714	2,375,437	34.4%	



CITY OF JOONDALUP
Monthly Income Statement
for the Period ended 31 December 2024

Business Unit : 34 - Community Safety

	Adopted Budget 24/25	Adopted Budget YTD	Actual YTD	Variance YTD	Variance YTD	Explanation for Budget variance to Actuals variance > 10% or \$20,000
	\$	\$	\$	\$	%	
1000 - Revenue / Income						
1300 Contributions Reimbursements and Donations	(7,510)	(3,755)	(3,654)	(101)	(2.7%)	Decrease on on-street, off-street and Private Property Agreements
1600 Fees and Charges	(4,090,682)	(2,112,326)	(2,075,383)	(36,943)	(1.7%)	
Total Revenue / Income (excluding Profit on Asset Disposal & Developers Donated Assets)	(4,098,192)	(2,116,081)	(2,079,038)	(37,044)	(1.8%)	
3000 - Expenses						
3100 Employee Costs	5,831,460	3,003,025	2,960,851	42,173	1.4%	Unfilled position Animal Specialist General decrease but mainly items impacted by the implementation of IPCMS Multi storey car park Vehicle Damage Insurance Excess
3200 Materials and Contracts	2,453,833	1,183,617	732,430	451,188	38.1%	
3400 Utilities (gas, electricity, water etc.)	16,000	7,158	8,788	(1,630)	(22.8%)	
3800 Insurance Expenses	1,818	909	10,859	(9,950)	(1094.6%)	
Total Operating Expenses (excluding Depreciation and Loss on Asset Disposal)	8,303,111	4,194,709	3,712,928	481,781	11.5%	
Operating Results	4,204,919	2,078,628	1,633,890	444,738	21.4%	



CITY OF JOONDALUP
Monthly Income Statement
for the Period ended 31 December 2024

Business Unit : 35 - Human Resources

	Adopted Budget 24/25	Adopted Budget YTD	Actual YTD	Variance YTD	Variance YTD	Explanation for Budget variance to Actuals variance > 10% or \$20,000
	\$	\$	\$	\$	%	
1000 - Revenue / Income						
1300 Contributions Reimbursements and Donations	(35,233)	(17,616)	(1,938)	(15,679)	(89.0%)	Other miscellaneous reimbursements.
Total Revenue / Income (excluding Profit on Asset Disposal & Developers Donated Assets)	(35,233)	(17,616)	(1,938)	(15,679)	(89.0%)	
3000 - Expenses						
3100 Employee Costs	3,476,991	1,781,729	1,314,581	467,148	26.2%	vacancies and positions unable to be filled
3200 Materials and Contracts	328,710	202,902	104,873	98,029	48.3%	underspend of consultancy due to projects which were delayed or planned for later half of the financial year or timing of invoicing
Total Operating Expenses (excluding Depreciation and Loss on Asset Disposal)	3,805,701	1,984,631	1,419,454	565,177	28.5%	
Operating Results	3,770,468	1,967,014	1,417,516	549,498	27.9%	



CITY OF JOONDALUP
Monthly Income Statement
for the Period ended 31 December 2024

Business Unit : 42 - Planning Services

	Adopted Budget 24/25	Adopted Budget YTD	Actual YTD	Variance YTD	Variance YTD	Explanation for Budget variance to Actuals variance > 10% or \$20,000
	\$	\$	\$	\$	%	
1000 - Revenue / Income						
1300 Contributions Reimbursements and Donations	(16,900)	(8,200)	(7,161)	(1,038)	(12.7%)	Employee contribution to car benefit.
1600 Fees and Charges	(771,000)	(370,500)	(546,682)	176,182	47.6%	Increase in fees for incoming DA's
Total Revenue / Income (excluding Profit on Asset Disposal & Developers Donated Assets)	(787,900)	(378,700)	(553,844)	175,144	46.2%	
3000 - Expenses						
3100 Employee Costs	2,895,493	1,510,858	1,260,722	250,135	16.6%	Vacancies
3200 Materials and Contracts	399,950	277,375	41,043	236,332	85.2%	Costs to occur before 30 June 2025 (Local Planning Strategy)
Total Operating Expenses (excluding Depreciation and Loss on Asset Disposal)	3,295,443	1,788,233	1,301,765	486,468	27.2%	
Operating Results	2,507,543	1,409,533	747,921	661,611	46.9%	



CITY OF JOONDALUP
Monthly Income Statement
for the Period ended 31 December 2024

Business Unit : 43 - Community Development and Libraries

	Adopted Budget 24/25	Adopted Budget YTD	Actual YTD	Variance YTD	Variance YTD	Explanation for Budget variance to Actuals variance > 10% or \$20,000
	\$	\$	\$	\$	%	
1000 - Revenue / Income						
1200 Grants and Subsidies	-	-	(8,900)	8,900	(100.0%)	Better Beginnings grant recieved to fund activity
1300 Contributions Reimbursements and Donations	(15,505)	(7,752)	(8,665)	913	11.8%	Insurance payout for Courier Van
1600 Fees and Charges	(232,004)	(115,823)	(130,945)	15,122	13.1%	Reduced Library Literacy Programs revenue
Total Revenue / Income (excluding Profit on Asset Disposal & Developers Donated Assets)	(247,509)	(123,575)	(148,510)	24,935	20.2%	
3000 - Expenses						
3100 Employee Costs	8,618,191	4,443,812	4,173,027	270,785	6.1%	Vacancies across BU
3200 Materials and Contracts	1,582,833	955,642	592,950	362,692	38.0%	3317 & 3359 - Library Admin Refurbishment delayed until January 2025 Delay in replacement of Library public PCs
3400 Utilities (gas, electricity, water etc.)	228,447	114,224	86,270	27,953	24.5%	Continuing uncertainty with utilities makes it difficult to predict budget amounts
3800 Insurance Expenses	909	455	909	(455)	(100.0%)	Insurance payment for Courier Van
Total Operating Expenses (excluding Depreciation and Loss on Asset Disposal)	10,430,380	5,514,132	4,853,157	660,976	12.0%	
Operating Results	10,182,871	5,390,557	4,704,647	685,910	12.7%	



CITY OF JOONDALUP
Monthly Income Statement
for the Period ended 31 December 2024

Business Unit : 44 - Leisure and Culture Services

	Adopted Budget 24/25	Adopted Budget YTD	Actual YTD	Variance YTD	Variance YTD	Explanation for Budget variance to Actuals variance > 10% or \$20,000
	\$	\$	\$	\$	%	
1000 - Revenue / Income						
1200 Grants and Subsidies	(108,182)	(13,636)	(129,091)	115,455	846.7%	Joondalup Festival Lotterywest Grant Funding received earlier than anticipated. Phased for January.
1300 Contributions Reimbursements and Donations	(53,960)	(46,980)	(64,185)	17,205	36.6%	Cultural Services event sponsorship received that was not anticipated at budget time.
1600 Fees and Charges	(12,835,877)	(6,462,827)	(6,742,923)	280,096	4.3%	Higher than anticipated income for Craigie Leisure Centre in Memberships (\$205K), Learn to Swim Program (\$75K) and Court Sports (\$12K). Increased income for venue hire of community facilities (\$98K).
Total Revenue / Income (excluding Profit on Asset Disposal & Developers Donated Assets)	(12,998,019)	(6,523,443)	(6,936,199)	412,756	6.3%	
3000 - Expenses						
3100 Employee Costs	10,844,030	5,613,461	5,758,229	(144,769)	(2.6%)	Salaries and wages - permanent - under budget due to vacancies. Salaries and wages - casual - over budget due to cover required for vacant permanent positions. CLC increase in casual hours to manage higher membership numbers. Amended at MYR.
3200 Materials and Contracts	6,584,034	2,907,911	2,544,225	363,686	12.5%	Operational expenditure under budget YTD on various accounts, including Advertising (\$65K), Promotions (\$40K), Grants and Contributions (\$42K), Community Funding (\$65K), Plant and Equipment Purchase (\$37K) and External Contractors and Services (\$128K) and Programme Activities (\$47K). Over budget YTD on Bank Charges (\$45K), Donations (\$48K), Plant and Equipment Maintenance (\$65K) and Purchase of Trading Stock (\$17K). Phasing of projects is affecting the expenditure, with adjustments made at MYR.
3400 Utilities (gas, electricity, water etc.)	913,792	462,585	345,109	117,475	25.4%	Electricity - \$108K under. CLC: Utility costs for the month of December 2024 yet to be accounted. Some savings identified at MYR.
3700 Interest Expenses	66,664	33,332	33,331	1	0.0%	
3800 Insurance Expenses	5,119	-	-	-	0.0%	
Total Operating Expenses (excluding Depreciation and Loss on Asset Disposal)	18,413,639	9,017,288	8,680,895	336,394	3.7%	
Operating Results	5,415,621	2,493,845	1,744,695	749,150	30.0%	



CITY OF JOONDALUP
Monthly Income Statement
for the Period ended 31 December 2024

Business Unit : 45 - Regulatory Services

	Adopted Budget 24/25	Adopted Budget YTD	Actual YTD	Variance YTD	Variance YTD	Explanation for Budget variance to Actuals variance > 10% or \$20,000
	\$	\$	\$	\$	%	
1000 - Revenue / Income						
1300 Contributions Reimbursements and Donations	(8,662)	(4,331)	(4,142)	(189)	(4.4%)	Higher than anticipated revenue primarily from building permits, building plan requests and development compliance related fines and penalties.
1600 Fees and Charges	(2,771,940)	(2,074,590)	(2,310,260)	235,670	11.4%	
Total Revenue / Income (excluding Profit on Asset Disposal & Developers Donated Assets)	(2,780,602)	(2,078,921)	(2,314,403)	235,482	11.3%	
3000 - Expenses						
3100 Employee Costs	4,839,242	2,508,039	2,343,778	164,261	6.5%	Vacancies in several teams Legal expenses, office equipment and pest control are lower, however this may also be partly due to timing of invoices. Insurance excess on vehicles and plant.
3200 Materials and Contracts	311,700	159,780	136,430	23,350	14.6%	
3800 Insurance Expenses	-	-	163	(163)	100.0%	
Total Operating Expenses (excluding Depreciation and Loss on Asset Disposal)	5,150,942	2,667,819	2,480,371	187,448	7.0%	
Operating Results	2,370,340	588,898	165,968	422,930	71.8%	



CITY OF JOONDALUP
Monthly Income Statement
for the Period ended 31 December 2024

Business Unit : 52 - Governance

	Adopted Budget 24/25	Adopted Budget YTD	Actual YTD	Variance YTD	Variance YTD	Explanation for Budget variance to Actuals variance > 10% or \$20,000
	\$	\$	\$	\$	%	
1000 - Revenue / Income						
1200 Grants and Subsidies	-	-	-	-	0.0%	Cost relates to the WA Evatt UN Youth Competition held in Council Chamber on 7 September 2024. Variance relates to increased cost for security (which was on-charged to the event organiser).
1300 Contributions Reimbursements and Donations	(699)	(699)	(1,634)	935	133.7%	Fewer than expected FOI applications recieved.
1600 Fees and Charges	(2,160)	(1,080)	(960)	(120)	(11.1%)	
Total Revenue / Income (excluding Profit on Asset Disposal & Developers Donated Assets)	(2,859)	(1,779)	(2,594)	815	45.8%	
3000 - Expenses						
3100 Employee Costs	2,050,887	1,066,184	1,034,253	31,932	3.0%	Current vacancies in Governance and Records Team. Variance relates to a timing/phasing error for LG election costs.
3200 Materials and Contracts	579,639	459,626	415,935	43,691	9.5%	Electricity budget estimates incorrectly included a portion for the Admin Centre. Adjustment to be made at MYR.
3400 Utilities (gas, electricity, water etc.)	37,800	18,900	7,528	11,372	60.2%	
Total Operating Expenses (excluding Depreciation and Loss on Asset Disposal)	2,668,326	1,544,711	1,457,716	86,995	5.6%	
Operating Results	2,665,467	1,542,932	1,455,122	87,810	5.7%	



CITY OF JOONDALUP
Monthly Income Statement
for the Period ended 31 December 2024

Business Unit : 53 - Strategic and Organisational Development

	Adopted Budget 24/25	Adopted Budget YTD	Actual YTD	Variance YTD	Variance YTD	Explanation for Budget variance to Actuals variance > 10% or \$20,000
	\$	\$	\$	\$	%	
1000 - Revenue / Income						
1200 Grants and Subsidies	(48,400)	(38,400)	-	(38,400)	100.0%	Waterwise Greening Scheme funds to be received in May 2025 (\$10,000) (\$38,400) is part of a larger Disaster Ready Fund grant received by the City which has been allocated to the Parks and Natural Areas Business Unit. A journal transfer will be actioned to allocate the funds to SOD.
Total Revenue / Income (excluding Profit on Asset Disposal & Developers Donated Assets)	(48,400)	(38,400)	-	(38,400)	100.0%	
3000 - Expenses						
3100 Employee Costs	2,347,360	1,212,748	1,218,736	(5,988)	(0.5%)	Variances include: Underspend for consultancy •Efficiency and Effectiveness Measures •External Facilitator for SCRG workshops •Flora survey •CHRMAP •Bushfire Risk Management Plan •Community education program – Extra funds requested in MYR Underspend for external contractors and services •Outsourcing of design for Corporate documents Annual Report, Corporate Business Plan, Service Statements and State of the City Reports
3200 Materials and Contracts	786,490	404,017	208,692	195,325	48.3%	
Total Operating Expenses (excluding Depreciation and Loss on Asset Disposal)	3,133,850	1,616,765	1,427,428	189,337	11.7%	
Operating Results	3,085,450	1,578,365	1,427,428	150,937	9.6%	



CITY OF JOONDALUP
Monthly Income Statement

for the Period ended 31 December 2024

Business Unit : 54 - Economic Development and Advocacy

	Adopted Budget 24/25	Adopted Budget YTD	Actual YTD	Variance YTD	Variance YTD	Explanation for Budget variance to Actuals variance > 10% or \$20,000
	\$	\$	\$	\$	%	
1000 - Revenue / Income						
1200 Grants and Subsidies	-	-	(31,200)	31,200	(100.0%)	Streets Alive Grant (\$5k), Study Perth Funding (\$26,200)
1300 Contributions Reimbursements and Donations	(22,000)	(11,000)	-	(11,000)	100.0%	Funding recognised in Grants and Subsidies
1600 Fees and Charges	-	-	(2,695)	2,695	(100.0%)	Business Forum ticket sales
Total Revenue / Income (excluding Profit on Asset Disposal & Developers Donated Assets)	(22,000)	(11,000)	(33,895)	22,895	208.1%	
3000 - Expenses						
3100 Employee Costs	1,079,606	558,242	462,327	95,915	17.2%	Intermittent Vacancies
3200 Materials and Contracts	1,295,050	650,025	495,318	154,707	23.8%	Projects costs not yet spent as anticipated
Total Operating Expenses (excluding Depreciation and Loss on Asset Disposal)	2,374,656	1,208,267	957,645	250,622	20.7%	
Operating Results	2,352,656	1,197,267	923,749	273,518	22.8%	



CITY OF JOONDALUP
Monthly Income Statement
for the Period ended 31 December 2024

Business Unit : 55 - Communications and Stakeholder Relations

	<i>Adopted</i>		<i>Adopted</i>		<i>Explanation for Budget variance to Actuals variance > 10% or \$20,000</i>
	<i>Budget</i>	<i>Budget</i>	<i>Actual</i>	<i>Variance</i>	
	<i>24/25</i>	<i>YTD</i>	<i>YTD</i>	<i>YTD</i>	
	<i>\$</i>	<i>\$</i>	<i>\$</i>	<i>\$</i>	
1000 - Revenue / Income					
1200 Grants and Subsidies	-	-	(13,200)	13,200	(100.0%)
Total Revenue / Income (excluding Profit on Asset Disposal & Developers Donated Assets)	-	-	(13,200)	13,200	(100.0%)
3000 - Expenses					
3100 Employee Costs	4,744,433	2,465,839	2,233,511	232,329	9.4%
3200 Materials and Contracts	1,684,061	892,331	793,336	98,995	11.1%
Total Operating Expenses (excluding Depreciation and Loss on Asset Disposal)	6,428,494	3,358,170	3,026,847	331,323	9.9%
Opera	6,428,494	3,358,170	3,013,647	344,523	10.3%



CITY OF JOONDALUP
Monthly Income Statement
for the Period ended 31 December 2024

Business Unit : 62 - Engineering Services

	Adopted Budget 24/25	Adopted Budget YTD	Actual YTD	Variance YTD	Variance YTD	Explanation for Budget variance to Actuals variance > 10% or \$20,000
	\$	\$	\$	\$	%	
1000 - Revenue / Income						
1200 Grants and Subsidies	(3,085,020)	(1,458,760)	(170,049)	(1,288,711)	(88.3%)	Federal Assistance Grant funding received in advance during 23-24. Reimbursement for insurance claims Verge inspection fees new roll out for 24-25 - early stages of invoicing and introducing the process to residents
1300 Contributions Reimbursements and Donations	(98,948)	(11,974)	(26,957)	14,983	125.1%	
1600 Fees and Charges	(402,841)	(201,418)	(108,240)	(93,178)	(46.3%)	
Total Revenue / Income (excluding Profit on Asset Disposal & Developers Donated Assets)	(3,586,809)	(1,672,152)	(305,246)	(1,366,906)	(81.7%)	
3000 - Expenses						
3100 Employee Costs	6,251,161	3,223,373	2,988,334	235,038	7.3%	Due to vacant positions
3200 Materials and Contracts	4,434,723	2,257,956	1,703,972	553,984	24.5%	Mainly due to External Contractors in Lighting Maintenance and Engineering Maintenance with works for coming months committed. Variance is also due to scheduled sand bypassing with works completed and awaiting invoices.
3400 Utilities (gas, electricity, water etc.)	4,434,515	2,216,371	1,906,031	310,340	14.0%	Tariff increase to street lighting lower than initial guidance from electricity provider
3800 Insurance Expenses	3,000	1,500	-	1,500	FALSE	Provision not required to date
Total Operating Expenses (excluding Depreciation and Loss on Asset Disposal)	15,123,399	7,699,200	6,598,338	1,100,862	14.3%	
Operating Results	11,536,590	6,027,048	6,293,092	(266,044)	(4.4%)	



CITY OF JOONDALUP
Monthly Income Statement
for the Period ended 31 December 2024

Business Unit : 63 - Parks & Natural Environment

	Adopted Budget 24/25	Adopted Budget YTD	Actual YTD	Variance YTD	Variance YTD	Explanation for Budget variance to Actuals variance > 10% or \$20,000
	\$	\$	\$	\$	%	
1000 - Revenue / Income						
1150 Specified Area Rates	(797,524)	(797,524)	(800,212)	2,687	0.3%	Timing causing the variance related to a grant for fire mitigation Incorrect phasing on income for Main Roads which is expected in June 2025
1200 Grants and Subsidies	(113,624)	(56,812)	12,063	(68,875)	(121.2%)	
1300 Contributions Reimbursements and Donations	(298,741)	(141,871)	(104,511)	(37,360)	(26.3%)	
1600 Fees and Charges	(15,000)	(7,500)	(7,713)	213	2.8%	
Total Revenue / Income (excluding Profit on Asset Disposal & Developers Donated Assets)	(1,224,889)	(1,003,707)	(900,372)	(103,335)	(10.3%)	
3000 - Expenses						
3100 Employee Costs	13,106,000	6,803,001	6,701,482	101,519	1.5%	Underbudget due to staff turnover greater than expected Mainly related to external contractors, with outstanding invoices to be processed for scheduled works and lower than expected reactive works. Lower than expected usage causing the positive variance Minor variance based on actual premium incurred.
3200 Materials and Contracts	9,687,415	4,894,198	4,386,374	507,824	10.4%	
3400 Utilities (gas, electricity, water etc.)	367,764	183,946	138,450	45,497	24.7%	
3700 Interest Expenses	155,374	77,687	75,486	2,201	2.8%	
3800 Insurance Expenses	10,406	5,203	2,727	2,476	47.6%	
Total Operating Expenses (excluding Depreciation and Loss on Asset Disposal)	23,326,959	11,964,035	11,304,518	659,517	5.5%	
Operating Results	22,102,070	10,960,328	10,404,146	556,182	5.1%	



CITY OF JOONDALUP
Monthly Income Statement
for the Period ended 31 December 2024

Business Unit : 64 - Asset Management

	Adopted Budget 24/25	Adopted Budget YTD	Actual YTD	Variance YTD	Variance YTD	Explanation for Budget variance to Actuals variance > 10% or \$20,000
	\$	\$	\$	\$	%	
1000 - Revenue / Income						
1200 Grants and Subsidies	(91,743)	(46,218)	(55,002)	8,785	19.0%	Timing of State Grants and Subsidies. Positive variance related to insurance income received for MacNaughton Park Clubrooms and Kingsley Silver Chain Pergola replacement
1300 Contributions Reimbursements and Donations	(387,891)	(227,839)	(331,590)	103,751	45.5%	
1600 Fees and Charges	(1,017,787)	(511,954)	(511,647)	(307)	(0.1%)	
1900 Other Revenue/Income	(412,000)	(206,000)	(221,230)	15,230	7.4%	Larger than expected income for Illuminated Bus Shelter Revenue
Total Revenue / Income (excluding Profit on Asset Disposal & Developers Donated Assets)	(1,909,421)	(992,011)	(1,119,469)	127,458	12.8%	
3000 - Expenses						
3100 Employee Costs	3,165,949	1,643,436	1,653,678	(10,242)	(0.6%)	Unfavourable variance is related to external contractors for reactive maintenance relating to Electrical, carpentry and plumbing.
3200 Materials and Contracts	4,300,906	2,025,748	2,275,628	(249,880)	(12.3%)	
3400 Utilities (gas, electricity, water etc.)	632,364	314,410	319,685	(5,275)	(1.7%)	
3800 Insurance Expenses	-	-	1,019	(1,019)	100.0%	
Total Operating Expenses (excluding Depreciation and Loss on Asset Disposal)	8,099,220	3,983,595	4,250,011	(266,416)	(6.7%)	
Operating Results	6,189,799	2,991,584	3,130,542	(138,958)	(4.6%)	



CITY OF JOONDALUP
Monthly Income Statement

for the Period ended 31 December 2024

Business Unit : 65 - Waste Services

	<i>Adopted Budget 24/25</i>	<i>Adopted Budget YTD</i>	<i>Actual YTD</i>	<i>Variance YTD</i>	<i>Variance YTD</i>	<i>Explanation for Budget variance to Actuals variance > 10% or \$20,000</i>
	\$	\$	\$	\$	%	
1000 - Revenue / Income						
1300 Contributions Reimbursements and Donations	(451,670)	(225,834)	(227,460)	1,626	0.7%	
1600 Fees and Charges	(23,665,339)	(23,573,918)	(23,457,850)	(116,067)	(0.5%)	Rebase required for Recycling and Green Establishment Fees - actioned at MYR
Total Revenue / Income (excluding Profit on Asset Disposal & Developers Donated Assets)	(24,117,009)	(23,799,752)	(23,685,311)	(114,441)	(0.5%)	
3000 - Expenses						
3100 Employee Costs	1,779,914	920,670	774,672	145,998	15.9%	Carrying Vacancies, difficulty in recruiting.
3200 Materials and Contracts	22,559,596	11,296,420	10,811,008	485,412	4.3%	Adopted Budget had assumed CPI Increases (higher). Amended for MYR. Volume driven contracts.
3800 Insurance Expenses	1,000	500	909	(409)	(81.8%)	Budget amended for MYR.
Total Operating Expenses (excluding Depreciation and Loss on Asset Disposal)	24,340,510	12,217,590	11,586,589	631,001	5.2%	
Operating Results	223,501	(11,582,162)	(12,098,722)	516,560	(4.5%)	



NOTES TO AND FORMING PART OF THE FINANCIAL ACTIVITY STATEMENT FOR THE PERIOD ENDED 31 DECEMBER 2024

1. Rates \$87,259

This unfavourable timing variance is mainly driven by lower than estimated Interim Rates (\$85,659).

2. Grants and Subsidies \$3,054,618

Unfavourable variance arose from Commonwealth General Purpose – Western Australian Local Government Grants Commission \$1,836,172 and Commonwealth Grant Operating Fed Assistance – Federal Local Road Grant \$1,288,711 due to advance payment received in June which will be adjusted at the mid year review.

3. Contribution, Reimbursements and Donations \$68,249

This favourable variance occurred mainly due to insurance reimbursements for MacNaughton Park Clubrooms \$40,202.

4. Profit on Asset Disposals \$80,454

This favourable timing variance arose from estimated profit on disposal of fleet and plant \$80,454.

5. Fees and Charges \$554,996

	YTD Budget	YTD Actual	Variance
a) Building and Development Fees	\$906,500	\$1,239,340	\$332,840
b) Sports and Recreation Fees	\$6,332,371	\$6,601,374	\$269,003
c) Fines and Penalties	\$214,610	\$337,526	\$122,916
d) Refuse Charges	\$23,568,918	\$23,448,671	(\$120,247)
e) Licenses and Registrations	\$418,519	\$357,971	(\$60,548)
Other	\$4,791,421	\$4,802,453	\$11,032
	<u>\$36,232,339</u>	<u>\$36,787,335</u>	<u>\$554,996</u>

a) A favourable variance mainly due to higher than estimated Development Application Fees \$177,439, Building Permits \$95,930 and Other Building and Development Charges \$58,238.

Appendix 3



- b) A favourable variance mainly due to higher than estimated Membership Fees \$204,841 received from Craigie Leisure Centre \$205,136, Hire of facilities \$139,296, Learn to Swim program \$74,796 offset by lower than estimated Admission Fees (\$146,592).
- c) A favourable variance mainly caused by Parking Infringements \$64,631 and other Local Government Act Costs and Fines \$63,092.
- d) An unfavourable variance mainly due to Waste Refuse Service Charges (\$211,448) offset by 240L General Waste Bin Annual Service Fees \$46,265 and New Standard Refuse Establishment Fees \$36,264.
- e) An unfavourable variance mainly due to lower than estimated Dog Registrations Fees (\$72,503).

6. Interest Earnings

\$689,372

This favourable variance arose primarily due to higher than estimated Interest from Other Financial Institutions due to the cumulative impact of higher deposit interest rates on the City's investment portfolio and higher average volumes invested than budget estimates.

7. Other Revenue/Income

\$2,682,194

This favourable variance arose from Net Revenue from the Catalina Regional Council - Catalina Estate Sales \$2,682,248.

8. Employee Costs

\$1,171,241

	YTD Budget	YTD Actual	Variance
a) Salaries and Wages	\$40,373,616	\$38,462,339	\$1,911,277
b) Corporate Vacancy Credit	(\$3,055,076)	-	(\$3,055,076)
Other Employment Costs	\$2,636,703	\$2,664,145	(\$27,442)
	<u>\$39,955,243</u>	<u>\$41,126,484</u>	<u>(\$1,171,241)</u>

- a) Variance due to vacancies across various teams \$2,379,560, which is partially offset by higher than estimated Salaries and Wages – Casuals (\$468,283) predominantly due to Asset Management Administration (\$241,526) and higher activity (and revenue) at the Craigie Leisure Centre \$157,960.

The variance includes the impact of the reversal of June 2024 Long Service Leave (non-current provision) that incorporates the effect of End of Financial Year Net Present Value discounting for financial reporting. The monthly Long Service Leave (non-current) provision amounts do not include the end-of-year Net Present Value discounts which reflects a considerable upward movement year to date, approximately \$348,450.

Appendix 3



In addition, actuals include other leave provision movements year to date of \$255,506. Excluding the impact of additional casual salaries at Craigie Leisure Centre, the effect of non-current Long Service Leave Net Present Value discounting at End of Financial Year 2023-24 and the year-to-date movement in other leave provisions \$255,506, the salaries and wages positive variance is approximately \$2,842,670 year to date.

- b) This is the year to date corporate vacancy credit budgeted for (\$3,055,076) which is marginally below the standard salaries and wages year-to-date positive variance calculated above (excluding leave provision movements and one-off effects, including Casual Loading Costs - casual costs). The vacancy credit will be reviewed during the mid year budget review.

9. Materials and Contracts**\$6,469,720**

	YTD Budget	YTD Actual	Variance
a) External Service Expenses	\$11,509,295	\$8,925,735	\$2,583,560
b) Professional Fees & Costs	\$2,259,861	\$1,351,166	\$908,695
c) Computing	\$2,793,440	\$1,903,008	\$890,432
d) Furniture, Equipment and Artwork	\$1,633,148	\$1,120,238	\$512,910
e) Contributions & Donations	\$1,243,434	\$793,463	\$449,971
f) Other Materials	\$1,590,504	\$1,192,825	\$397,679
g) Public Relations, Advertising and Promotions	\$667,235	\$394,434	\$272,801
h) Administration	\$781,217	\$598,405	\$182,812
i) Waste Management Services	\$10,475,519	\$10,307,881	\$167,638
j) Members Costs	\$439,576	\$369,723	\$69,853
k) Travel, Vehicles & Plant	\$1,037,571	\$974,120	\$63,451
Other Materials & Contracts	\$1,586,592	\$1,616,674	(\$30,082)
	\$36,017,392	\$29,547,672	\$6,469,720

- a) A favourable timing variance arose from External Contractors & Services \$2,109,618 mainly as a result of timing of Project Axiom invoices \$1,374,033, Cultural Services \$194,118, Library Operations \$81,186, Application Services \$66,100 and Community Development \$50,609, offset by Marketing (\$172,208), Strategic Asset Management Services (\$78,737), Fleet Management (\$74,559), Building Capital Works (\$69,850) and Network Services (\$70,202). Favourable timing variances also occurred in Parks \$523,770 with Special Area Rates Landscape Upgrades \$180,176 to commence later in the year, Scheduled Chemical Weeding \$176,088 and Irrigation Maintenance Scheduled \$94,156. This is offset by Turf Renovation scheduled (\$208,130), Tree Maintenance (\$157,187) and Irrigation Maintenance – Reactive (\$61,542). There was also a favourable timing variance in Natural Areas \$379,043 caused by the scheduled Sand Bypassing works \$190,534 and Scheduled Chemical Weeding \$86,689. Unfavourable timing variance in Buildings (\$218,665). A favourable variance also occurred in Programme Activities \$286,466, Other Service Fees and Expenditure \$96,598 and Production Costs \$54,175.
- b) Favourable timing variance arose mainly due to lower than estimated Consultancy costs \$629,422 for Planning Services \$178,757, City Projects \$143,745 and HR

Appendix 3



Administration \$102,050, offset by a favourable variances on Audit and Risk Services (\$51,488). In addition, a favourable variance for Legal Fees \$136,061 and Audit Fees \$63,604.

- c) A favourable timing variance mainly as a result of lower than estimated Computer Software Subscriptions \$718,844, Computer Software Maintenance \$87,555 and Computer Software Licences \$81,211.
- d) Favourable timing variance for Plant & Equipment Maintenance & Repair \$122,750. Computer & Communications Equipment Maintenance and Repair \$110,951, Plant & Equipment Purchase – Minor \$94,304 and Furniture & Office Equipment Purchase – Minor \$75,222.
- e) A favourable timing variance arose mainly due to the timing of Festival of Motoring Sponsorship \$300,000 and Community Funding Program \$58,606.
- f) A favourable variance arose from Other Materials mainly due to External Material Purchases-Contract \$416,619, mainly for Parks and Natural Environment \$247,582 and Asset Management \$110,781.
- g) A favourable variance arose mainly due to Advertising – General \$103,173 and Promotions \$76,914.
- h) A favourable variance mainly due to July's budget phasing for Council Election Costs \$47,880, and Other Sundry Admin Expenses \$45,018.
- i) A favourable variance arose for Processing Recycling \$246,154, Tipping Fees – General Waste \$83,763, offset by Collections–Hard Waste Skips (\$77,088), Collections-Bulk Green Waste (\$65,242) and Processing-Domestic Green Waste (\$57,348).
- j) A favourable variance mainly due to Elected Members Conference and Training expenses \$36,426.
- k) A favourable timing variance occurred mainly due to fuel costs \$91,482.

10. Utilities

\$512,814

Favourable timing variance arose mainly due to lower than estimated electricity charges for a number of Roads \$252,299, Buildings \$166,556 and Parks \$104,468.

11. Depreciation

\$1,094,334

This unfavourable variance arose mainly due to budget phasing of Impairment/Write off of assets (\$1,151,147) which will be updated in the subsequent months and Depreciation – Other Infrastructure Assets \$167,108, Depreciation – Open Reserves \$121,336, offset by Depreciation – Computer & Communications Hardware (\$76,291) and Depreciation – Lighting (\$56,720).

Appendix 3



12. Loss on Asset Disposals

\$37,178

Favourable variance arose due to timing of assets disposals.

13. Insurance

\$60,744

A favourable variance arose mainly due to Public Liability Insurance \$23,358 and Industrial Special Risk \$22,543.

14. Movement in Non-current items

\$193,553

This variance arose in respect to an increase in Non-current Long Service Leave Liability compared that includes the impact of reversal of June 2024 provision that incorporates End of Financial Year Net Present Value calculations, which are not considered in monthly provisions movements. When the effect of the June 2024 Net Present Value adjustment is excluded, the movement in the non-current leave provision in this month is \$58,509.

15. Capital Grants and Subsidies

\$9,238,802

	YTD Budget	YTD Actual	Variance
a) State Government Grants - Capital - Other	\$1,250,000	\$8,621,836	\$7,371,836
b) State Government Grants-Capital – Metropolitan Regional Road Group - Grant Roads	\$1,208,679	\$2,500,058	\$1,291,379
c) Commonwealth Grants & Subsidies – Capital – Black Spot	-	\$1,110,981	\$1,110,981
d) State Government Grants-Capital – Direct Grant Roads	\$608,000	\$815,379	\$207,379
e) Other Grants and Subsidies – Capital Other	\$1,000,000	\$1,124,446	\$124,446
f) Commonwealth Grants – Capital – Roads to Recovery	\$910,000	\$281,691	(\$628,309)
g) Commonwealth Grants – Capital – Other Other Grants and Subsidies	\$1,689,608 \$56,000	\$1,450,698 \$56,000	(\$238,910) -
	\$6,722,287	\$15,961,089	\$9,238,802

- a) Variance to income relates to unspent grant funding received in 2023-24 or earlier from State Government for various projects \$6,294,514, planned to be recognised in 2024-25. Early payment received for PEP2893 Lysander Park Youth Wheels Facility (\$538,287), PEP2891 Gibson Park Youth Wheels Facility (\$537,567) and final claim for STL2121 Forrest Park Sports Lighting (\$286,413) received later than planned. Grant funding also received from Water Corp for PDP2271 Irrigation Renewals (\$90,909)
- b) Favourable variance relates to unspent grant funding received in prior years for RDC2027 Joondalup Dr/Hodges Dr Int. Upgrade \$250,000. Variance also due to receiving final grant claim for RDC2025 Whitfords Ave/Gibson Ave received for \$194,389 originally planned for

Appendix 3



2023-24. Second year milestone claimed for RDC2032 Eddystone Ave - Joondalup/Honeybush resulting in a variance of \$402,196. Second year milestone also claimed for RDC2029 Joondalup/Lakeside RDB Upgrade (\$438,800), plus unspent grant funds from 2023-24 (\$156,211), causing a variance of (\$51,989) for this project due to expected budget of (\$647,200). Remaining relates to slight delays in funds received for the second 40% rehabilitation claims for multiple resurfacing projects (\$212,653).

- c) Variance relates to unspent grant funding received in 2023-24 from Australian Government Black Spot grants for various projects \$697,181 second 40% milestone claim received for SBS2096 Hepburn/Karuah Improvement results in a variance of \$413,800 originally planned for 2023-24.
- d) Variance relates to actual grant received higher than budgeted due to RPR3437 Warner Drive \$207,379.
- e) Variance of \$88,446 relates to Community Sporting and Recreations Facilities Fund grant acquittal for PDP2372 Iluka Bowling Green & Lighting Upgrade and \$36,000 variance for PEP2629 Cricket Infrastructure Renewal.
- f) Variance due to first quarterly payment received lower than originally planned due to changes in the works schedule and next quarter's payment due in February 2025.
- g) Variance due to first instalment for Local Roads and Community Infrastructure Grant Phase 4 received lower than planned, overall funding contribution remains as agreed. Contribution is allocated to multiple projects being undertaken this financial year including variances for MPP2081 Duncraig Adventure Hub (\$694,198) and RDC2030 Moolanda Boulevard Pedestrian Footbridge (\$71,993), offset by positive variance for multiple road preservation projects \$64,151. This is partially offset by final instalment of the Local Roads and Community Infrastructure Grant Phase 2, funding originally expected in prior financial year for multiple completed projects \$516,070.

16. Capital Contributions

\$219,931

Club contribution received for PDP2372 Iluka Bowling Green & Lighting Upgrade \$120,648 completed in 2023-24. \$59,083 received for STL2159 Sorrento Tennis Club Lighting Upgrade.

17. Other Non-Operating Revenue

\$563,482

This favourable timing variance predominately arose from GST reimbursements in respect of the City's share of Community Resource Centre land sales undertaken.

18. Capital Projects

\$5,022,775

This favourable timing variance arose mainly as a result of Ocean Reef Sea Sports Club \$4,810,000 due to construction delays which have influenced the timing of the City's contribution, Integrated Parking and Compliance Management System Project \$284,067 and the Customer Centralisation Project \$90,000. This was offset by unfavourable variances for the IT Disaster Recovery Facilities (\$71,923), with the balance of variances are spread across a number of projects.



19. Capital Works

\$ 8,735,868

	No. Budgeted Projects	YTD Budget	YTD Actual	Variance	Key Variance
a) Major Projects Program (MPP)	6	\$5,585,500	\$1,895,994	\$3,689,506	MPP2081 - \$2,613,049
b) Major Road Construction Program (RDC)	7	\$2,802,346	\$272,936	\$2,529,410	RDC2029 - \$2,458,178
c) New Path Program (FPN)	9	\$2,398,000	\$1,351,486	\$1,046,514	FPN2299 - \$741,020
d) Road Preservation/Resurfacing Program (RPR)	106	\$7,815,918	\$6,793,229	\$1,022,689	RPR3423 - \$190,366
e) Foreshore and Natural Areas Management Program (FNM)	8	\$547,616	\$297,067	\$250,549	FNM2103 - \$105,342
f) Major Building Capital Works Program (BCW)	16	\$2,737,363	\$2,511,165	\$226,198	BCW2680 - \$241,358
g) Local Traffic Management (LTM)	12	\$298,000	\$87,782	\$210,218	LTM2218 - \$110,668
h) Blackspot Projects (SBS)	7	\$1,583,864	\$1,379,739	\$204,125	SBS2098 - \$201,951
i) Slab Path Replacement (FPR)	4	\$249,310	\$184,717	\$64,593	FPR2308 - \$33,839
j) Streetscape Enhancement Program (SSE)	3	\$194,020	\$139,354	\$54,666	SSE2057 - \$40,455
k) Parking Facilities Program (PFP)	3	\$876,215	\$1,120,393	(\$244,178)	PFP2102 - (\$549,356)
l) Parks Equipment Program (PEP)	36	\$895,262	\$1,118,012	(\$222,750)	PEP2867 - (\$109,215)
m) Parks Development Program (PDP)	11	\$570,842	\$698,541	(\$127,699)	PDP2271 - (\$158,292)
Other Capital Works	36	\$989,137	\$957,110	\$32,027	
	264	\$27,543,393	\$18,807,525	\$8,735,868	

Appendix 3



- a) Main variance relates to MPP2081 Duncraig Adventure Hub \$2,613,049 and MPP2083 City Centre Place Activation \$637,53 with works in progress and commitments raised. Also showing variances are multiple projects in design phase: MPP2076 Sorrento SLSC Redevelopment \$167,197, MPP2077 Burns Beach - Café/Kiosk/Restaurant \$170,756 and MPP2080 Burns Beach Coastal Node \$100,930 with less actuals than anticipated.
- b) Significant variance mainly relates to timing on RDC2029 Joondalup/Lakeside (N) Roundabout \$2,458,178 which has commenced construction and due to be completed by April 2025.
- c) Variance is showing on FPN2299 Hillarys Cycle Network \$741,020 with works in progress on the Southern section of the footpath and FPN2304 Plumdale Way \$49,813 also in progress. W4653 Woodlake Retreat \$47,861 is complete and awaiting final invoices, FPN2321 Megiddo Way \$70,750 is programmed to start. FPN2205 Bracadale Ave \$74,916 has been withdrawn from the program.
- d) Multiple variances with the program including unfavourable variances for RPR3400 Steamer Road (\$52,847) completed ahead of schedule. RPR3418 Adare Way (\$68,533), completed with overspend and offset with savings in other areas. The following projects have favourable variances all completed with outstanding commitments, RPR3397 Norbury Way \$55,649, RPR3358 Fraser Way \$68,538, RPR3440 Ackworth Crescent \$106,935, RPR3441 Badrick Street \$107,516, RPR3443 Willow Road \$157,479, RPR3392 Blackthorn Road \$165,513 and RPR3442 Springvale Drive \$168,832. The following are showing significant variances due to scheduled changes with works in progress RPR3423 Moolanda Blvd - Benbullen to Legana \$190,366, RPR3425 Moolanda Blvd - McDowell to Benbullen \$188,324, and RPR3424 Moolanda Blvd - Hallidon to McDowell \$184,011.
- e) Significant variances showing for FNM2100 Sorrento Beach Dune Improvements \$97,065 programmed to start works with commitments raised and FNM2103 Coastal & Estuarine Mitigation Program \$105,342 now undertaking detailed design. FNM2059 Bushland Reserve Fencing \$45,421 is now in progress due for completion in May 2025.
- f) Variance partially due to savings for completed projects BCW2676 Joondalup Admin Roof Balustrades \$109,896 and BCW2028 Sir James McCusker Park Toilets \$49,911. BCW2680 Joondalup Civic/Library Chiller Replacement \$241,358, BCW2573 Short Life Services \$95,912 and BCW2020 Building Component Renewal \$88,797 are all in progress with commitments. This is offset by BCW2640 Percy Doyle CS Facility (\$303,829) currently in progress and due for completion in April 2025 and also recently completed project BCW2620 Civic Centre/Library Slab Waterproofing (\$62,722).
- g) Favourable Variance due to schedule changes to LTM2218 Craigie Heights PS Precinct \$110,668 due to be completed in April 2025 and LTM2217 Grand Boulevard Parking Upgrade \$58,089 now planned for February 2025.
- h) Variance due to minor delays to SBS2098 Hepburn Ave/Waraker Road \$201,951 and less actuals than planned for SBS2097 Hepburn/Moolanda Roundabout Construction \$45,886 which is currently in design phase. Offset by completed project SBS2096 Hepburn/Karuah Intersection Improvement (\$91,479).

Appendix 3



- i) Path Replacement program variance is due to savings on FPR2307 Ocean Gate Parade \$27,749 and FPR2308 Rodgers Park \$33,839 both completed with no outstanding commitments.
- j) Favourable variance relates to SSE2057 Leafy City Program \$40,455, currently in progress.
- k) Unfavourable variance relates largely to early completed PFP2102 Tom Simpson Nth/Sth Carparks Improvement (\$549,356) and is partially offset by variance on PFP2090 Merrifield Place Parking Improvements \$280,178 which is currently being investigated.
- l) Unfavourable variance due to PEP2867 James Cook Park Playspace (\$109,215) and PEP2075 Parks Asset Replacement/Renewal (\$55,720) and PEP2874 Trappers Park Playspace has a variance of (\$86,366) all completed ahead of schedule and PEP2885 Kingsley Clubroom Playspace (\$49,294) is currently in progress. These are offset by favourable variances on PEP2619 Bollard and Fencing Renewal Program \$62,442 completed in December 2024 with outstanding commitments and PEP2890 Elcar Park Dog Exercise Extension \$79,078 now seeking quotations for the work.
- m) Variance mainly relates to early progress for PDP2271 Irrigation Infrastructure Renewals (\$158,292), PDP2360 Cliff Park Landscaping (\$124,194) and PDP2252 Tree Planting Program (\$55,344). This is partially offset by PDP2345 Forrest Park Irrigation \$77,399 with works programmed to start and PDP2367 Warwick BC Pump Station \$73,915 now in progress.

20. Vehicle and Plant Replacements

\$397,829

Timing variance due primarily to fleet items received in the current year, including the Barber 600HD Beach Cleaner - \$132,950, the three Hyundai i40s \$98,211 and four Mower-Toro Groundmaster 360 4WD's \$127,715 that were ordered and expected to be delivered in the previous financial year.

21. Proceeds from Disposal

\$32,355

Variance arose due to timing of the disposal of fleet and plant assets compared to estimates.

22. Opening Funds

\$4,511,940

The variation in the closing funds for the period ended 30 November 2024 is mainly due to the backpay provision \$4,990,903.

23. Closing Funds

\$25,822,680

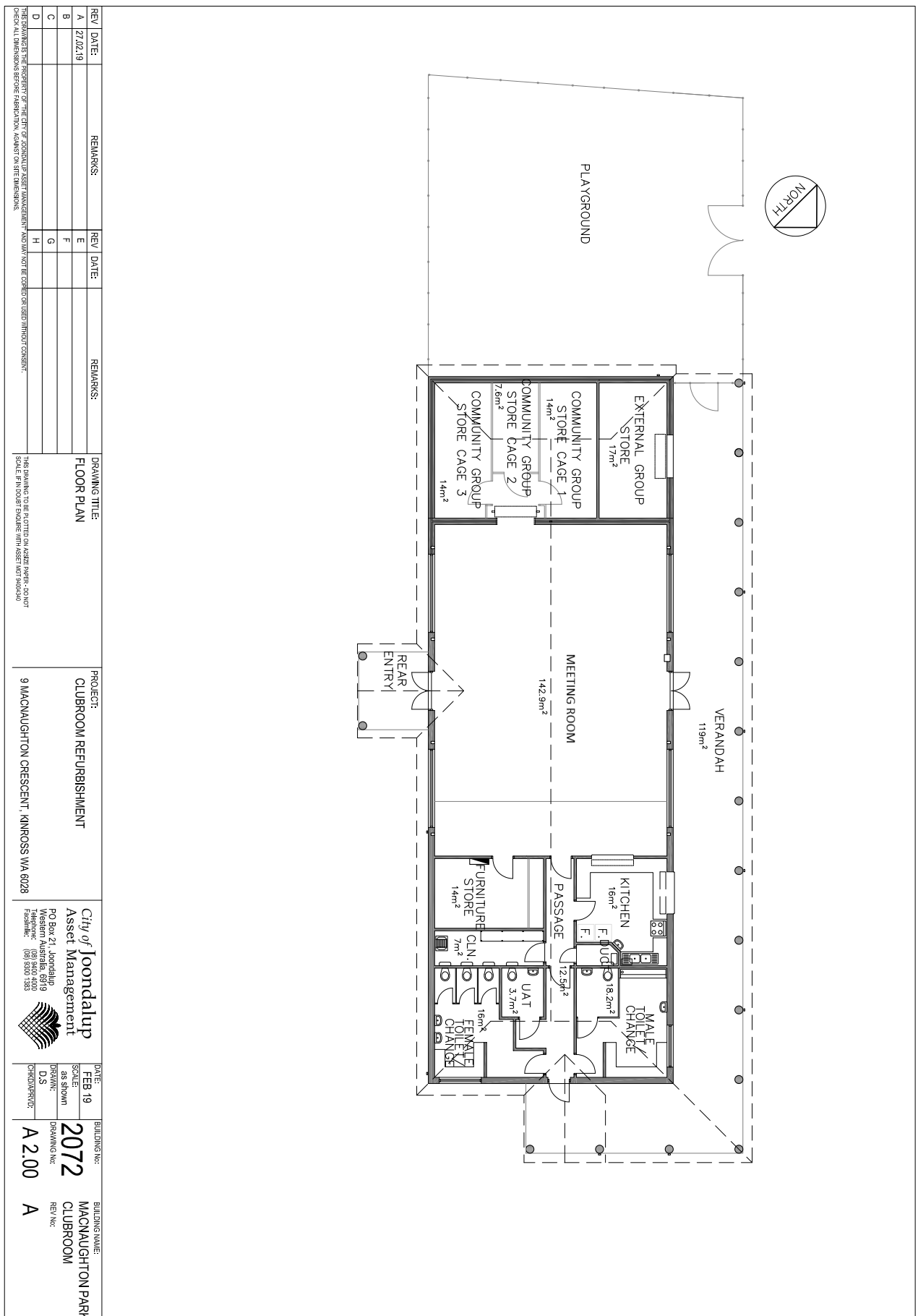
	June 2024	December 2024
Current Assets		
Cash and Investments	166,770,587	\$201,784,037

Appendix 3



Rates Outstanding, Sundry Debtors and Other Receivables	3,640,594	\$36,066,491
Accrued Income	3,235,011	\$3,302,250
Prepayments	1,182,732	\$574,890
Inventories	880,249	\$183,155
Total Current Assets	175,709,173	\$241,910,823
Current Liabilities		
Trade Creditors	3,807,080	\$4,021,703
Sundry Payables	385,240	\$14,128,563
Accrued Expenses	4,952,367	\$3,988,861
Other Payables	16,426,711	\$1,221,867
Borrowings	962,667	\$484,751
Lease Liability	575,027	\$227,904
Provision for Annual Leave	5,246,336	\$5,412,088
Provision for Long Service Leave	6,825,427	\$6,969,225
Provision for Purchased Leave	112,004	\$141,028
Provision for Workers Compensation Insurance	3,593,078	\$4,454,467
Provision for Sick Leave	934,882	\$880,838
Other Provisions	4,990,903	\$16,483
Total Current Liabilities	48,811,722	\$41,947,778
Net Current Assets	126,897,451	\$199,963,045
Add back: Borrowings	962,667	\$484,751
Add back: Lease Liabilities	575,027	\$227,904
Add back: Contract Liabilities for developer contributions	1,221,867	\$1,221,867
Less: Cash Backed Reserves	130,282,531	\$115,425,959
Closing Funds – Surplus/(Deficit)	(625,519)	\$86,471,608

			
	<p>DISCLAIMER: While every care is taken to ensure the accuracy of this data, the City of Joondalup makes no representations or warranties about its accuracy, completeness or suitability for any particular purpose and disclaims all liability for all expenses, losses, damages and costs which you might incur as a result of the data being inaccurate or incomplete in any way and for any reason.</p>	MacNaughton Park Clubroom aerial	
		13/12/2024	
1:564			





COMMUNITY CONSULTATION OUTCOMES REPORT

MacNaughton Park (Kinross) —
Proposed clubroom refurbishment

CONTENTS

OVERVIEW3

STAKEHOLDERS.....4

CONSULTATION MATERIALS.....5

RESPONSE RATE8

DEMOGRAPHICS9

OUTCOMES12

APPENDIX.....14

OVERVIEW

The community was invited to provide feedback on a proposal to refurbish the clubrooms at MacNaughton Park (Kinross) from 15 August 2024 to 4 September 2024. Feedback was sought by way of an online comment form to determine the overall level of community support for the proposal.

The City collected 85 valid responses throughout the 21-day advertised consultation period. A total of 21 responses were received from residents/ratepayers within 200 metres of MacNaughton Park. A further 6 responses were received from park/clubroom user groups including:

- Befriend
- Kingsley Westside Football Club (juniors)
- Kingsley Westside Football Club (seniors)
- Kinross Community Garden
- Kinross Scout Group
- Networking Boys

This indicates an overall response rate of 6.1% (for stakeholders who had been engaged directly by the City). A further 27 community members who were not directly engaged also provided feedback.

Respondents were asked to indicate their level of support for the proposed refurbishment on a 5-point scale from “strongly oppose” to “strongly support”. Over 90% of respondents indicated that they “support” or “strongly support” the proposal.

Additional comments from respondents offered general support for the proposal, and commented that the proposed refurbishment would help to support soccer in the community, especially women’s/girls’ soccer. Other respondents noted that the existing facility is outdated, and others suggested a range of other/additional infrastructure/works that could be included.

STAKEHOLDERS

A total of 441 stakeholders were directly engaged by the City of Joondalup. Stakeholders identified included:

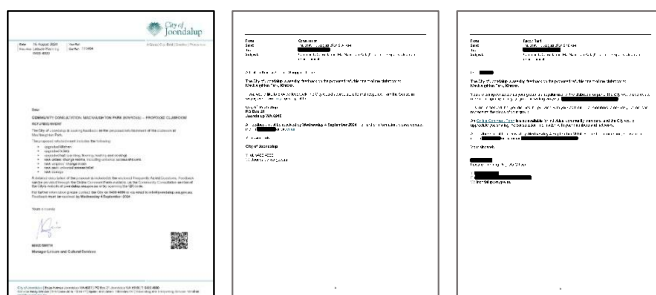
- Residents/ratepayers within 200 metres of MacNaughton Park (432)
- Local businesses (1)
 - Kinross Central Shopping Centre
- Park/clubroom user groups (8)
 - Befriend
 - Joondalup Kinross Junior Cricket Club
 - Kingsley Westside Football Club (juniors)
 - Kingsley Westside Football Club (seniors)
 - Kinross Community Garden
 - Kinross Scout Group
 - Networking Boys
 - The Golden Group

CONSULTATION MATERIALS

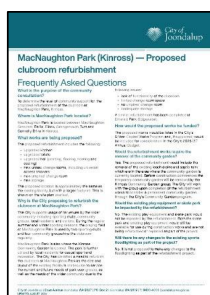
Residents and ratepayers of properties within 200 metres of MacNaughton Park were sent information packs through the post on Thursday 15 August 2024. Information packs contained a cover letter and a Frequently Asked Questions document which directed these stakeholders to complete an online comment form located on the City's website.

The local business and park/clubroom user groups were sent emails on Thursday 15 August 2024 which advised them of the consultation and directed them to provide written feedback via post or email. These stakeholders were also encouraged to promote the consultation and the online comment form to their members and networks.

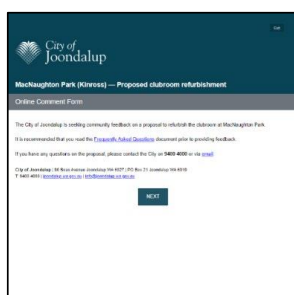
Cover letter to residents/ratepayers, email to local business, and email to park/clubroom user groups (see Appendix 1–3 for full):



Frequently Asked Questions (see Appendix 4 for full):



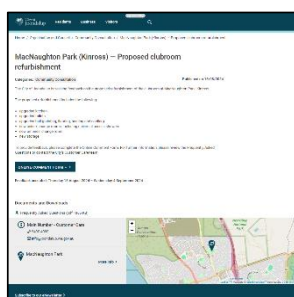
Online comment form (see Appendix 5 for full):



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 visible from Thursday 15 August 2024 to Wednesday 4 September 2024.
- Item published in the Community Consultation eNewsletter emailed to subscribers on Thursday 15 August 2024.
- Item published in the Joondalup Voice insert of the *PerthNow Joondalup* community newspaper and emailed to subscribers of the Joondalup Voice eNewsletter on Thursday 22 August 2024.
- Signage erected on-site at MacNaughton Park from Thursday 15 August 2024 to Wednesday 4 September 2024.
- E-screen displays visible on the electronic display boards at the City's administration building, libraries, and Craigie Leisure Centre from Thursday 15 August 2024 to Wednesday 4 September 2024.
- Facebook post published through the City's Facebook account on Thursday 15 August 2024.

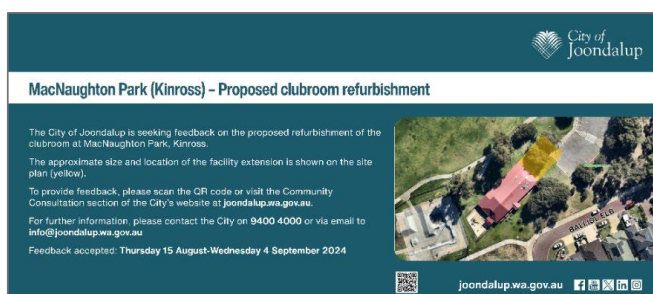
Community Consultation webpage on the City's website (see Appendix 6 for full):



Community Consultation eNewsletter, Joondalup Voice item in *PerthNow Joondalup* community newspaper, and Joondalup Voice eNewsletter (see Appendix 7–9 for full):



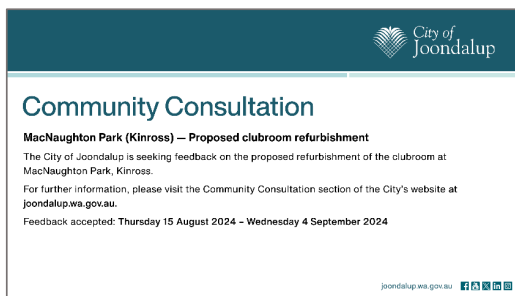
Signage erected on-site at MacNaughton Park (see Appendix 10 for full):



Photographs of signage in situ at MacNaughton Park:



E-screen display (see Appendix 11 for full):



Facebook post (see Appendix 12 for full):



RESPONSE RATE

The City collected a total of 85 valid responses throughout the 21-day advertised consultation period. Responses that were considered valid include all those which contained contact details enabling identification and were submitted within the advertised timeframe. Of the 432 residents/ratepayers within 200 metres of MacNaughton Park, 21 submitted feedback. The City did not receive a response from the local business, but did receive 6 responses from the following park/clubroom user groups:

- Befriend
- Kingsley Westside Football Club (juniors)
- Kingsley Westside Football Club (seniors)
- Kinross Community Garden
- Kinross Scout Group
- Networking Boys

This indicates an overall response rate of 6.1% from community members who were engaged directly. The City also received an additional 27 responses from other community members. This data is shown in the table below. Note that an analysis of the responses from the park/clubroom user groups has not been included in this report. Full verbatim responses are instead provided at Appendix 13–18.

	Feedback sought	Feedback received	Response rate
Responses received by stakeholder type:	N	N	%
Residents/ratepayers within 200 metres of MacNaughton Park	432	21	4.9%
Local businesses	1	0	0.0%
Kinross Central Shopping Centre	1	0	0.0%
Park/clubroom user groups	8	6	75.0%
Befriend	1	1	100.0%
Joondalup Kinross Junior Cricket Club	1	0	0.0%
Kingsley Westside Football Club (juniors)	1	1	100.0%
Kingsley Westside Football Club (seniors)	1	1	100.0%
Kinross Community Garden	1	1	100.0%
Kinross Scout Group	1	1	100.0%
Networking Boys	1	1	100.0%
The Golden Group	1	0	0.0%
Other community members (engaged indirectly)	—	58	—
Total response rate (engaged directly)	441	27	6.1%
Total responses	—	85	—

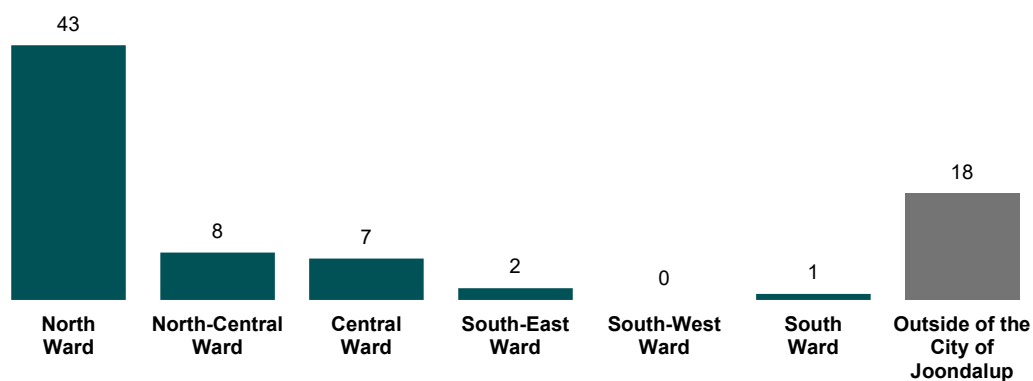
DEMOGRAPHICS

Respondent address

Respondents were asked to provide their contact address and over half indicated that they reside in the North Ward (43), especially Kinross (28). This data is shown in the table and chart below.

Responses received by ward and suburb:	N	%
City of Joondalup	61	77.2%
North Ward	43	54.4%
Burns Beach	10	12.7%
Currambine	3	3.8%
Joondalup	2	2.5%
Kinross	28	35.4%
North-Central Ward	8	10.1%
Connolly	0	0.0%
Edgewater	1	1.3%
Heathridge	2	2.5%
Iluka	3	3.8%
Ocean Reef	2	2.5%
Central Ward	7	8.9%
Beldon	2	2.5%
Craigie	0	0.0%
Mullaloo	0	0.0%
Woodvale	5	6.3%
South-East Ward	2	2.5%
Greenwood	1	1.3%
Kingsley	1	1.3%
Warwick	0	0.0%
South-West Ward	0	0.0%
Hillarys	0	0.0%
Kallaroo	0	0.0%
Sorrento	0	0.0%
South Ward	1	1.3%
Duncraig	0	0.0%
Marmion	0	0.0%
Padbury	1	1.3%
Outside of the City of Joondalup	18	22.8%
Total responses (individual community members)	79	100.0%

Responses received by ward:

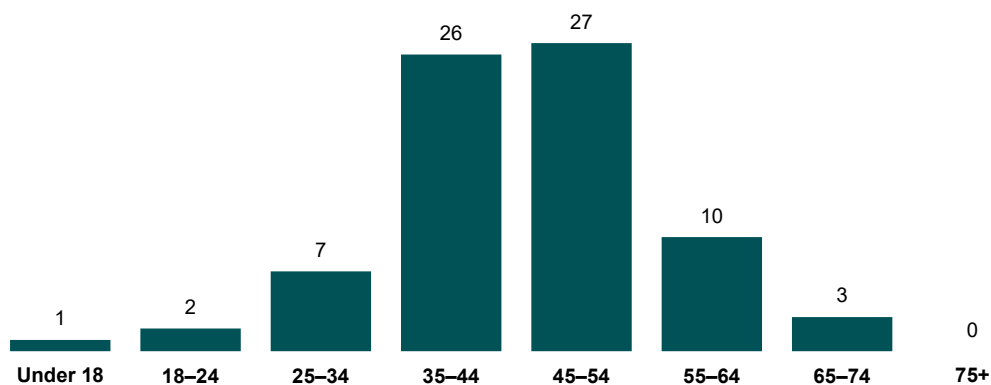


Respondent age

Respondents were asked to indicate their age and over two-thirds indicated that they were 35–44 years (26) or 45–54 years (27). Few respondents indicated that they were under 35 years (10), or 55+ years (13). This data is shown in the table and chart below.

Responses received by age:	N	%
Under 18 years	1	1.3%
18–24 years	2	2.5%
25–34 years	7	8.9%
35–44 years	26	32.9%
45–54 years	27	34.2%
55–64 years	10	12.7%
65–74 years	3	3.8%
75+ years	0	0.0%
No response	3	3.8%
Total responses (individual community members)	79	100.0%

Responses received by age:

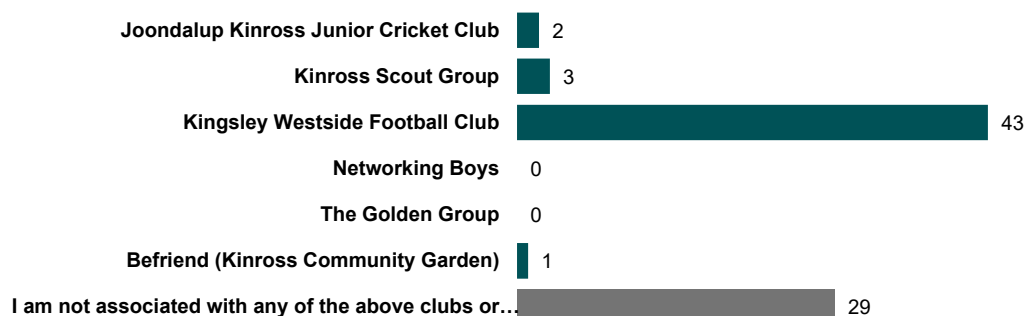


Respondent membership/affiliation to park/clubroom user groups

Respondents were asked to identify whether they were (or a member of their household was) a member of, or affiliated with, any of the MacNaughton Park user groups. More than half of respondents indicated that they were a member of or affiliated with Kingsley Westside Football Club (42). A total of 29 respondents indicated they were not associated with any of the user groups. This data is shown in the table and chart below.

Responses received by membership/affiliation to park/clubroom user groups:	N*	%
Joondalup Kinross Junior Cricket Club	2	2.5%
Kinross Scout Group	3	3.8%
Kingsley Westside Football Club	43	54.4%
Networking Boys	0	0.0%
The Golden Group	0	0.0%
Befriend (Kinross Community Garden)	1	1.3%
I am not associated with any of the above clubs or groups	29	36.7%
No response	3	3.8%
Total responses (community members)	79	—

Responses received by membership/affiliation to park user groups/community groups:



* Numbers may not add up to total, as respondents can be associated with multiple groups.

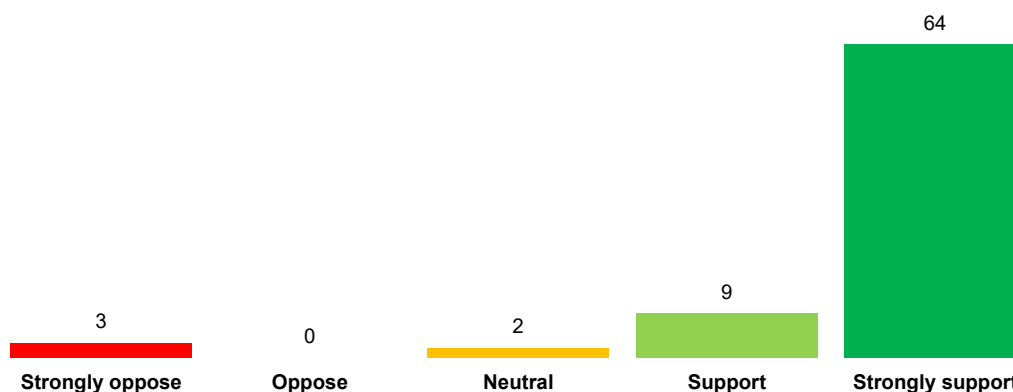
OUTCOMES

QUESTION: "Please indicate your level of support for the proposed refurbishment of the clubroom at MacNaughton Park, as described in the Frequently Asked Questions"

Respondents were asked to indicate their level of support for the proposed refurbishment of the clubrooms at MacNaughton Park on a 5-point scale from "strongly oppose" to "strongly support". Over 90% of respondents indicated that they "support" (9) or "strongly support" (64) the proposal. This data is shown in the table and chart below.

Please indicate your level of support for the proposed refurbishment of the clubroom at MacNaughton Park, as described in the Frequently Asked Questions	N	%
Strongly oppose	3	3.8%
Oppose	0	0.0%
Neutral	2	2.5%
Support	9	11.4%
Strongly support	64	81.0%
No response	1	1.3%
Total responses (individual community members)	79	100.0%

Please indicate your level of support for the proposed refurbishment of the clubroom at MacNaughton Park, as described in the Frequently Asked Questions:




QUESTION: “Do you have any comments about the proposed refurbishment?”

Respondents were asked if they have any comments about the proposed clubroom refurbishment. Just under one-third of respondents commented that the proposed refurbishment would help to support soccer in the community, especially women’s/girls’ soccer (25). A further 15 respondents noted that the refurbishment is much needed and/or that the existing facility is outdated, and 12 respondents suggested a range of other/additional infrastructure/works that could be included. These comments have been broadly grouped and summarised in the table below. Verbatim comments have been randomised and are provided in full at Appendix 19.

Do you have any comments about the proposed refurbishment?	N[†]	%
Support the proposal (in general)	14	17.7%
Proposal will benefit the entire community	8	10.1%
Proposal will support soccer (especially women’s/girls’ soccer)	25	31.6%
Refurbishment is much needed/facility is outdated	15	19.0%
Recent storm damage needs to be addressed	5	6.3%
Would prefer other/additional infrastructure/works be included	12	15.2%
Would prefer a different layout/design to that proposed	4	5.1%
Concerned about parking issues/need more parking	8	10.1%
Other/miscellaneous comment	12	15.2%
No response	19	24.1%
Total comments	60	75.9%
Total responses (individual community members)	79	—

[†] Numbers may not add up to total, as respondents can address multiple themes in their comments.

APPENDIX 1 — Cover letter to residents/ratepayers within 200 metres of MacNaughton Park



A Global City: Bold | Creative | Prosperous

Date: 15 August 2024
Enquiries: Leisure Planning
9400 4000

Your Ref:
Our Ref: 111484

Dear

**COMMUNITY CONSULTATION: MACNAUGHTON PARK (KINROSS) — PROPOSED CLUBROOM
REFURBISHMENT**

The City of Joondalup is seeking feedback on the proposed refurbishment of the clubroom at MacNaughton Park.


The proposed refurbishment includes the following:

- upgraded kitchen
- upgraded toilets
- upgraded hall (painting, flooring, heating and cooling)
- new unisex change rooms, including universal access showers
- new umpires' change room
- new park universal access toilet
- new storage


A detailed description of the proposal is included in the enclosed Frequently Asked Questions. Feedback can be provided through the Online Comment Form available via the Community Consultation section of the City's website at joondalup.wa.gov.au or by scanning the QR code.

For further information please contact the City on **9400 4000** or via email to info@joondalup.wa.gov.au. Feedback must be received by **Wednesday 4 September 2024**

Yours sincerely



MIKE SMITH
Manager Leisure and Cultural Services



City of Joondalup | Boas Avenue Joondalup WA 6027 | PO Box 21 Joondalup WA 6919 | T: 9400 4000
National Relay Service | TTY/voice calls: 13 36 77 | Speak and Listen: 1300 555 727 | Translating and Interpreting Service: 13 14 50
joondalup.wa.gov.au

APPENDIX 2 — Email to local business

From: Consultation
Sent: Thursday, 15 August 2024 9:04 AM
To: [REDACTED]
Subject: Community Consultation: MacNaughton Park (Kinross) — Proposed clubroom refurbishment

Attention Kinross Central Shopping Centre

The City of Joondalup is seeking feedback on the proposed refurbishment of the clubroom at MacNaughton Park, Kinross.

If you would like to provide feedback, the City would appreciate a formal response from the Centre in writing either via [email](#) or via post to:

City of Joondalup
PO Box 21
Joondalup WA 6919

All feedback must be received by **Wednesday 4 September 2024**. For further information, please contact me on [REDACTED] or via [email](#).

Your sincerely

City of Joondalup

T: 08 9400 4000
W: Joondalup.wa.gov.au

APPENDIX 3 — Email to park/clubroom user groups

From: Reddy, Terri
Sent: Thursday, 15 August 2024 9:48 AM
To: [REDACTED]
Subject: Community Consultation: MacNaughton Park (Kinross) — Proposed clubroom refurbishment

Dear [REDACTED]

The City of Joondalup is seeking feedback on the proposed refurbishment of the clubroom at MacNaughton Park, Kinross.

You are being contacted as your group is a regular user of the clubroom or park. The City would appreciate a formal response from your group in writing via email [REDACTED]

It is recommended that you discuss the proposal with your committee or members to ensure your response represents the views of your group.

An [Online Comment Form](#) is also available for individual community members, and the City would appreciate you sharing the consultation information with your members and networks.

All feedback must be received by **Wednesday 4 September 2024**. For further information, please contact me on [REDACTED] or via email [REDACTED]

Your sincerely

[REDACTED]
Leisure Planning Projects Officer

T: [REDACTED]
E: [REDACTED]
W: joondalup.wa.gov.au

APPENDIX 4 — Frequently Asked Questions (page 1)



MacNaughton Park (Kinross) — Proposed clubroom refurbishment

Frequently Asked Questions

What is the purpose of the community consultation?

To determine the level of community support for the proposed refurbishment of the clubroom at MacNaughton Park, Kinross.

Where is MacNaughton Park located?

MacNaughton Park is located between MacNaughton Crescent, Balliol Elbow, Grangemouth Turn and Connelly Drive in Kinross.

What works are being proposed?

The proposed refurbishment includes the following:

- upgraded kitchen
- upgraded toilets
- upgraded hall (painting, flooring, heating and cooling)
- new unisex change rooms, including universal access showers
- new umpires' change room
- new storage

The proposed location is approximately the same as the existing facility, but with a larger footprint. This is shown on the site plan overleaf.

Why is the City proposing to refurbish the clubroom at MacNaughton Park?

The City supports usage of its venues by the wider community, including sporting clubs, community groups, local residents and visitors. During the regular summer and winter sporting seasons, the playing field at MacNaughton Park is used by two sporting clubs and four community groups hire the clubroom regularly.

MacNaughton Park is also where the Kinross Community Garden is located. The park is further utilised by local residents for casual sport and recreation.

The City has identified a need to refurbish the clubroom at MacNaughton Park as the size and layout of the existing facility is inadequate to service the current and future needs of park user groups, as well as the needs of the wider community due to the following issues:

- lack of functionality of the clubroom
- limited change room space
- no umpires' change room
- inadequate storage.

A similar refurbishment has been completed at Emerald Park (Edgewater).

How would the proposed works be funded?

The proposed works would be listed in the City's 5-Year Capital Works Program and, if supported, would be included for consideration in the City's 2026/27 Annual Budget.

Would the refurbishment works require the removal of the community garden?

Yes. The proposed refurbishment would include the removal of the existing leach drains and septic tank which are in the area where the community garden is currently located. Before construction commences the temporary community garden will be removed by the Kinross Community Garden group. The City will work with the group upon completion of the refurbishment works to consider a permanent community garden through the City's Community Garden program.

Would the existing play equipment or skate park be impacted by the refurbishment?

No. The existing play equipment and skate park would not be impacted by the refurbishment. Both the skate park and existing play equipment would still be available for use during construction works and are not being refurbished or replaced as part of the project.

(page 2)

Would the car park be impacted by the refurbishment?

Yes. Due to the size of the proposed refurbishment, approximately 6 of the existing car bays would need to be removed. During construction works, access to the car park would also be reduced to accommodate the temporary toilets and builders' compound.

When would the works take place?

If the proposal is endorsed by Council, construction would be scheduled for 2026/27.

Would the existing facility be operational while the new facility is being constructed?

No. The City would provide temporary toilets during the construction phase, for park user groups. Clubroom users will be located to another City venue during the construction.

Would any vegetation be removed as part of the works?

The proposed refurbishment has been designed to minimise the impact to existing vegetation at the site. As part of the works, some trees may require removal, subject to the required environmental approvals. If any trees are removed, the City would plant suitable replacement trees in MacNaughton Park.

Who is being consulted on this proposal?

The City is directly consulting the following community stakeholders:

- Residents and ratepayers within 200 metres of MacNaughton Park
- Park user groups

In addition, signage has been installed at MacNaughton Park and all information is available on the City's website. Anyone interested in the proposal can submit feedback via an Online Comment Form. Responses are limited to one per person, or one formal response per club/organisation.

How do I provide feedback?

Feedback on the proposed refurbishment can be provided through the Online Comment Form available via the Community Consultation section of the City's website at joondalup.wa.gov.au

If you are unable to access the Online Comment Form, or need assistance in providing feedback, please contact the City on **9400 4000** or via email to info@joondalup.wa.gov.au

When is the community consultation period open?

The community consultation period is open **Thursday 15 August 2024 – Wednesday 4 September 2024.**

What happens next?

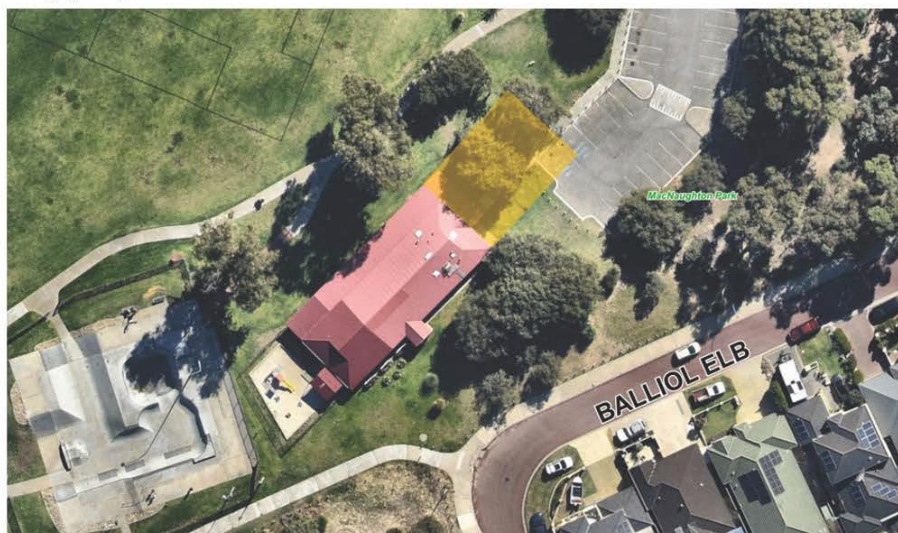
After the close of the consultation period, the City will consider all feedback received and prepare a report on the outcomes. The report will be made available via the Community Consultation section of the City's website.

If you would like to be informed via email when the outcomes are published, please select the box on the Online Comment Form and ensure you provide your email address.


Who do I contact for more information?

For further information, please contact the City on **9400 4000** or via email to info@joondalup.wa.gov.au

Aerial image of MacNaughton Park (Kinross) showing the existing facility and the proposed location for the new facility (yellow):



APPENDIX 5 — Online comment form (page 1)

Exit

MacNaughton Park (Kinross) — Proposed clubroom refurbishment

Online Comment Form

The City of Joondalup is seeking community feedback on a proposal to refurbish the clubroom at MacNaughton Park.


It is recommended that you read the [Frequently Asked Questions](#) document prior to providing feedback.

If you have any questions on the proposal, please contact the City on 9400 4000 or via [email](#).

City of Joondalup | 90 Boas Avenue Joondalup WA 6027 | PO Box 21 Joondalup WA 6919
T: 9400 4000 | joondalup.wa.gov.au | info@joondalup.wa.gov.au

NEXT

(page 2)

Exit

MacNaughton Park (Kinross) — Proposed clubroom refurbishment

Online Comment Form

*** Your contact details:**

Please note that for your feedback to be validated, your full contact details must be provided. This information will be treated as confidential and will not be published in any document or report on the outcomes of the consultation.

Only one submission per person (or per organisation) will be accepted.

Full name:	<input type="text"/>
Residential address (no PO Box):	<input type="text"/>
Suburb:	<input type="text"/>
Postcode:	<input type="text"/>
Phone:	<input type="text"/>
Email:	<input type="text"/>

Are you providing feedback on behalf of an organisation? (The organisation and your responses will be identified in the City's Outcomes Report)

Organisation:	<input type="text"/>
Role/position:	<input type="text"/>
Address (if different from above):	<input type="text"/>

(continues)

Your age:

Are you (or is someone in your household) a member of, or affiliated with any of the following clubs or groups? (Can select multiple)

☐ Joondalup Kinross Junior Cricket Club

☐ Kinross Scout Group

☐ Kingsley Westside Football Club

☐ Networking Boys

☐ The Golden Group


☐ Befriend (Kinross Community Garden)

☐ I am not associated with any of the above clubs or groups

City of Joondalup | 90 Boas Avenue Joondalup WA 6027 | PO Box 21 Joondalup WA 6919
T: 9400 4000 | joondalup.wa.gov.au | info@joondalup.wa.gov.au

PREV NEXT

(page 3)

Exit

MacNaughton Park (Kinross) — Proposed clubroom refurbishment

Online Comment Form

Please indicate your level of support for the proposed refurbishment of the clubroom at MacNaughton Park, as described in the [Frequently Asked Questions](#):

Strongly oppose	Oppose	Neutral	Support	Strongly support
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Do you have any comments about the proposed refurbishment?

Note: The City will not edit your comment for grammar or spelling. However, any information that may identify you will be redacted. The City appreciates respectful and constructive comments.


Character limit is 20,000

City of Joondalup | 90 Boas Avenue Joondalup WA 6027 | PO Box 21 Joondalup WA 6919
T: 9400 4000 | joondalup.wa.gov.au | info@joondalup.wa.gov.au

PREV

NEXT

(page 4)

Exit

MacNaughton Park (Kinross) — Proposed clubroom refurbishment

Online Comment Form

Please indicate your level of support for the proposed refurbishment of the clubroom at MacNaughton Park, as described in the [Frequently Asked Questions](#):

Strongly oppose	Oppose	Neutral	Support	Strongly support
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Do you have any comments about the proposed refurbishment?

Note: The City will not edit your comment for grammar or spelling. However, any information that may identify you will be redacted. The City appreciates respectful and constructive comments.


Character limit is 20,000

City of Joondalup | 90 Boas Avenue Joondalup WA 6027 | PO Box 21 Joondalup WA 6919
T: 9400 4000 | joondalup.wa.gov.au | info@joondalup.wa.gov.au

PREV

NEXT

(page 5)

Exit

MacNaughton Park (Kinross) — Proposed clubroom refurbishment

Online Comment Form

Review your submission:

A copy of your submission is available below for your review, this can be printed through your browser. If you would like to make any changes, please click on the PREV button at the bottom of the screen. If you would like to proceed with the submission, please click on the NEXT button.

Please indicate your level of support for the proposed refurbishment of the clubroom at MacNaughton Park, as described in the Frequently Asked Questions:


Do you have any comments about the proposed refurbishment?

City of Joondalup | 90 Boas Avenue Joondalup WA 6027 | PO Box 21 Joondalup WA 6919
T: 9400 4000 | joondalup.wa.gov.au | info@joondalup.wa.gov.au

PREV

NEXT

(page 6)

Exit

MacNaughton Park (Kinross) — Proposed clubroom refurbishment

Online Comment Form

Request to be informed:

The outcomes of this consultation will be uploaded to the City's website once finalised.

☐ I would like to be informed via email when the outcomes of this consultation are uploaded to the City's website

Email (if not entered previously):

City of Joondalup Community Consultation eNewsletter:


The Community Consultation eNewsletter is an online newsletter for community members who want to keep up-to-date on community consultation activities in the City of Joondalup. If you are interested, [subscribe online now](#)

City of Joondalup | 90 Boas Avenue Joondalup WA 6027 | PO Box 21 Joondalup WA 6919
T: 9400 4000 | joondalup.wa.gov.au | info@joondalup.wa.gov.au

PREV

NEXT

(page 7)

Exit

MacNaughton Park (Kinross) — Proposed clubroom refurbishment

Online Comment Form

Thank you for taking the time to complete this Online Comment Form.


Please click on SUBMIT FORM to finalise.

City of Joondalup | 90 Boas Avenue Joondalup WA 6027 | PO Box 21 Joondalup WA 6919
T: 9400 4000 | joondalup.wa.gov.au | info@joondalup.wa.gov.au

PREV

SUBMIT FORM

(page 8)



ResidentsBusinessVisitors

City of Joondalup


Home / Uncategorized / Community Consultation – Thank you

Community Consultation – Thank you


Categories: [Uncategorised](#)


Published on 01/03/2024

Thank you for participating in this community consultation. This window can now be closed.



Main Number - Customer Care

 9400 4000

 info@joondalup.wa.gov.au

Subscribe to our eNewsletter >

Popular Services

Rates - online payment

Library catalogue and member log in

Find waste collection dates

Booking a bulk hard waste service

Bulk green waste

Popular Articles

Current job vacancies

Contact the City

Greens Tipping Vouchers

About City libraries

Baby Rhyme Time

Support

Contact Us






Opening Hours

Accessibility


Privacy

New residents welcome pack

Select Language



CONTACT US

 9400 4000


The City of Joondalup acknowledges the Traditional Custodians of this land, the Whadjuk people of the Noongar nation and pay our respects to Elders past, present and emerging as well as all Aboriginal and Torres Strait Islander peoples.


Something wrong with this page?

111484

27 | 51

APPENDIX 6 — Community Consultation webpage


[Residents](#)
[Business](#)
[Visitors](#)
[my.joondalup](#)



[Home](#) / [Organisation and Council](#) / [Community Consultation](#) / [MacNaughton Park \(Kinross\) – Proposed clubroom refurbishment](#)

MacNaughton Park (Kinross) – Proposed clubroom refurbishment

Categories: [Community Consultation](#)
Published on 15/08/2024

The City of Joondalup is seeking feedback on the proposed refurbishment of the clubroom at MacNaughton Park, Kinross.

The proposed refurbishment includes the following:


- upgraded kitchen
- upgraded toilets
- upgraded hall (painting, flooring, heating and cooling)
- new unisex change rooms, including universal access showers
- new umpires' change room
- new storage.


To provide feedback, please complete the [Online Comment Form](#). For further information, please review the [Frequently Asked Questions](#) or contact the City's Customer Care team.



[ONLINE COMMENT FORM >](#)


Feedback accepted: Thursday 15 August 2024 – Wednesday 4 September 2024

Documents and Downloads

 [Frequently Asked Questions \(pdf 1865 KB\)](#)

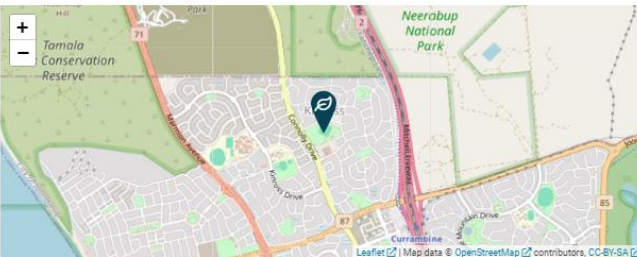


Main Number - Customer Care
 9400 4000
 info@joondalup.wa.gov.au



MacNaughton Park

[More info >](#)



[Subscribe to our eNewsletter >](#)

Popular Services

- [Rates - online payment](#)
- [Library catalogue and member log in](#)
- [Find waste collection dates](#)
- [Booking a bulk hard waste service](#)
- [Bulk green waste](#)






Popular Articles

- [Current job vacancies](#)
- [Contact the City](#)
- [Greens Tipping Vouchers](#)
- [About City libraries](#)
- [Baby Rhyme Time](#)


Support

- [Contact Us](#)
- [Opening Hours](#)
- [Accessibility](#)
- [Privacy](#)
- [New residents welcome pack](#)

Select Language

[CONTACT US](#)


 9400 4000

The City of Joondalup acknowledges the Traditional Custodians of this land, the Whadjuk people of the Noongar nation and pay our respects to Elders past, present and emerging as well as all Aboriginal and Torres Strait Islander peoples.

Something wrong with this page?

APPENDIX 7 — Community Consultation eNewsletter


Community Consultation



Thursday 15 August 2024

Dear Community Consultation Member

View the latest community consultation opportunities



MacNaughton Park (Kinross) — Proposed clubroom refurbishment


The City of Joondalup is seeking feedback on the proposed refurbishment of the clubroom at MacNaughton Park, Kinross.

For a detailed description of the proposed refurbishment and link to the Online comment form, please click 'Have your say' button below.

Feedback accepted: **Thursday 15 August 2024 – Wednesday 4 September 2024**

[Have your say](#)

(continues)



Draft Climate Change Plan 2024–34

The City of Joondalup is seeking feedback on its [draft Climate Change Plan 2024–34](#).

The draft plan provides guidance for the City of Joondalup's climate change mitigation and adaptation activities over the next 10 years. The draft plan has both a corporate and community focus.

To view the draft plan and provide feedback, please click 'Have your say' button below.

Feedback accepted: **Thursday 15 August 2024 – Wednesday 4 September 2024**

[Have your say](#)

Keep up to date via social media:

[f](#) [@](#) [X](#) [in](#) [v](#)

[Forward](#)

City of Joondalup
90 Boas Ave Joondalup WA 6027
joondalup.wa.gov.au | 08 9400 4000

The City of Joondalup acknowledges the Traditional Custodians of this land, the Whadjuk people of the Noongar nation. We recognise the culture of the Noongar people and the unique contribution they make to the Joondalup region and Australia. We pay our respects to Elders past, present, and emerging, as well as all Aboriginal and Torres Strait Islander peoples.

To manage which newsletters you receive from the City of Joondalup click [Preferences](#).
To unsubscribe from all City of Joondalup newsletters click [Unsubscribe](#).

You have subscribed to the City of Joondalup.

[Preferences](#) | [Unsubscribe](#)

APPENDIX 8 — Joondalup Voice item in *PerthNow* *Joondalup* community newspaper (22 August 2024, p 13)

PERTHNOW.COM.AU

THURSDAY, AUGUST 22, 2024 • 13

joondalup voice

Mayor's Column – Hon. Albert Jacob

Unearthing WA's next musical star

Perth Symphony Orchestra (PSO) has joined forces with the City of Joondalup to give young WA musicians from across the State (aged 14-25) a chance to perform on the big stage and share in a prize pool of \$5,000.

The City of Joondalup Young Musician of the Year Award, presented by PSO, provides a platform for talented musicians to demonstrate their skills and passion across one of five distinct instrumental categories: Brass, Percussion, Strings, Woodwind, and Piano.

One finalist from each category will advance to a grand final where they will compete for the coveted City of Joondalup Young Musician of the Year Award, an opportunity to perform with the orchestra that is renowned for breaking the rules and a share of the prize pool.

Contestants should submit a video of themselves performing two contrasting pieces of classical, contemporary or jazz. Applications open until **Friday 30 August**.

Five notable adjudicators, highly respected in the WA music industry for their instrumental talent and achievements, will judge the competition.

To enter, visit perthsymphony.com and click on the 'City of Joondalup Young Musician of the Year Award' to fill out the application and submit a YouTube or Dropbox link.

Taking the plunge

Earlier this month, I was joined by Deputy Mayor Adrian Hill, Cr Rebecca Pizzey and Cr Christine Hamilton-Prime (pictured) as we took part in the 2024 Polar Plunge at Hillarys Boat Harbour. It was the fourth year the City has hosted this fun event, which raises money for Special Olympics athletes.

The Polar Plunge, and the Torch Run, which took place earlier in the morning, is organised

each year by the Law Enforcement Torch Run Charity with WA Police. Deputy Commissioner Allan Adams was among those to get wet for a good cause.

Artwork turning heads

The City's latest public artwork comes courtesy of award-winning WA artist Dr Perdita Phillips. *Joondakammer: A cabinet of curiosity for Joondalup*, is now on display at Joondalup Library.

Phillips created the artwork after being awarded the City's major Visual Arts Commission in 2022.

It consists of a wooden cabinet, complete with abalone shell inlays and filled with specimens found from the Joondalup region, including pinecones, nuts, feathers, bones, soil and other objects.

Commission opportunity for visual artists

Applications for the City's next Visual Arts Commission are now open to professional West Australian visual artists.

The commission features a \$20,000 fee for the selected artist to create an artwork for the City's art collection that reflects the uniqueness of Joondalup.

This biennial commission program supports WA artists and furthers the City's commitment to significant arts and culture investment.

Applications close **Monday 9 September, 12pm**. More information at joondalup.wa.gov.au

Community Consultation

Draft Climate Change Plan 2024-2034

The City of Joondalup is seeking feedback on its draft Climate Change Plan 2024-2034.

The draft plan provides guidance for the City of Joondalup's climate change mitigation and adaptation activities over the next 10 years. The draft plan has both a corporate and community focus and includes emissions targets which align with State Government.

To view the draft plan and provide feedback, please scan the QR code or visit the Community Consultation section of the City's website at joondalup.wa.gov.au

Submissions close **Wednesday 4 September**.

Community Consultation

MacNaughton Park (Kinross) — Proposed clubroom refurbishment

The City of Joondalup is seeking feedback on the proposed refurbishment of the clubroom at MacNaughton Park, Kinross.

For further information, please scan the QR code or visit the Community Consultation section of the City's website at joondalup.wa.gov.au.

Submissions close **Wednesday 4 September**.

Enjoy new music every month from July to December!

25 August – Kavisha Mazzella and Amici
15 September – Stories of Swing
20 October – The Bradley Hall Band
17 November – An Afternoon in Paris
15 December – Frank and Dean

Redmond Theatre, Prendiville Catholic College

Tickets on sale now

For further information visit joondalup.wa.gov.au

Council meeting dates

City of Joondalup Council Chamber
Boas Avenue, Joondalup

Council Meeting
Tuesday 27 August, 12pm

Briefing Session
Tuesday 10 September

Council Meeting
Tuesday 17 September


Scan the QR Code or visit the website for further information.

[f](https://www.facebook.com/cityofjoondalup) [i](https://www.instagram.com/cityofjoondalup) [in](https://www.linkedin.com/company/cityofjoondalup) [yt](https://www.youtube.com/channel/UC...)


Joondalup

APPENDIX 9 — Joondalup Voice eNewsletter

Joondalup Voice



Thursday 22 August 2024



Mayor's Column - Hon. Albert Jacob

Unearthing WA's next musical star

Perth Symphony Orchestra (PSO) has joined forces with the City of Joondalup to give young WA musicians from across the State (aged 14-25) a chance to perform on the big stage and share in a prize pool of \$5,000.

The City of Joondalup Young Musician of the Year Award, presented by PSO, provides a platform for talented musicians to demonstrate their skills and passion across one of five distinct instrumental categories: Brass, Percussion, Strings, Woodwind, and Piano.

One finalist from each category will advance to a grand final where they will compete for the coveted City of Joondalup Young Musician of the Year Award, an opportunity to perform with the orchestra that is renowned for breaking the rules and a share of the prize pool.

Contestants should submit a video of themselves performing two contrasting pieces of classical, contemporary or jazz. Applications open until **Friday 30 August**.

Five notable adjudicators, highly respected in the WA music industry for their instrumental talent and achievements, will judge the competition.

To enter, visit Perth Symphony Orchestra website and click on the '[City of Joondalup Young Musician of the Year Award](#)' to fill out the application and submit a YouTube or Dropbox link.

Taking the plunge

Earlier this month, I was joined by Deputy Mayor Adrian Hill, Cr Rebecca Pizzey and Cr Christine Hamilton-Prime (pictured) as we took part in the 2024 Polar Plunge at Hillarys Boat Harbour. It was the fourth year the City has hosted this fun event, which raises money for Special Olympics athletes.

The Polar Plunge, and the Torch Run, which took place earlier in the morning, is organised each year by the Law Enforcement Torch Run Charity with WA Police. Deputy Commissioner Allan Adams was among those to get wet for a good cause.

(continues)



Artwork turning heads

The City's latest public artwork comes courtesy of award-winning WA artist Dr Perdita Phillips.

Joondakammer: A cabinet of curiosity for Joondalup, is now on display at Joondalup Library.

Phillips created the artwork after being awarded the City's major Visual Arts Commission in 2022.

It consists of a wooden cabinet, complete with abalone shell inlays and filled with specimens found from the Joondalup region, including pinecones, nuts, feathers, bones, soil and other objects.

Commission opportunity for visual artists

Applications for the City's next Visual Arts Commission are now open to professional West Australian visual artists.

The commission features a \$20,000 fee for the selected artist to create an artwork for the City's art collection that reflects the uniqueness of Joondalup.

This biennial commission program supports WA artists and furthers the City's commitment to significant arts and culture investment.


Applications close **Monday 9 September, 12pm**.

For further information visit the [City's website](#).

[View more City of Joondalup news](#)

(continues)

Sunday Serenades 2024



Enjoy new music every month from July to December!

25 August – Kavisha Mazzella and Amici
15 September – Stories of Swing **SOLD OUT**
20 October – The Bradley Hall Band
17 November – An Afternoon in Paris **SOLD OUT**
15 December – Frank and Dean **SOLD OUT**

Redmond Theatre, Prendiville Catholic College

[Learn more](#)

Community Consultation - Draft Climate Change Plan 2024–34

The City of Joondalup is seeking feedback on its draft Climate Change Plan 2024–34.


The draft plan provides guidance for the City of Joondalup's climate change mitigation and adaptation activities over the next 10 years. The draft plan has both a corporate and community focus and includes emissions targets which align with State Government.

Submissions close **Wednesday 4 September**.

For further information, please visit the City's website.

[Learn more](#)

Community Consultation



(continues)

Community Consultation - MacNaughton Park (Kinross) — Proposed clubroom refurbishment



The City of Joondalup is seeking feedback on the proposed refurbishment of the clubroom at MacNaughton Park, Kinross.

Submissions close **Wednesday 4 September**.

For further information, please visit the City's website.

[Learn more](#)

Council Meeting dates

Council Meeting

Tuesday 27 August, 12pm

Briefing Session

Tuesday 10 September

Council Meeting

Tuesday 17 September

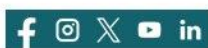
City of Joondalup Council Chamber
Boas Avenue, Joondalup.

Refer to the City's website for further information.

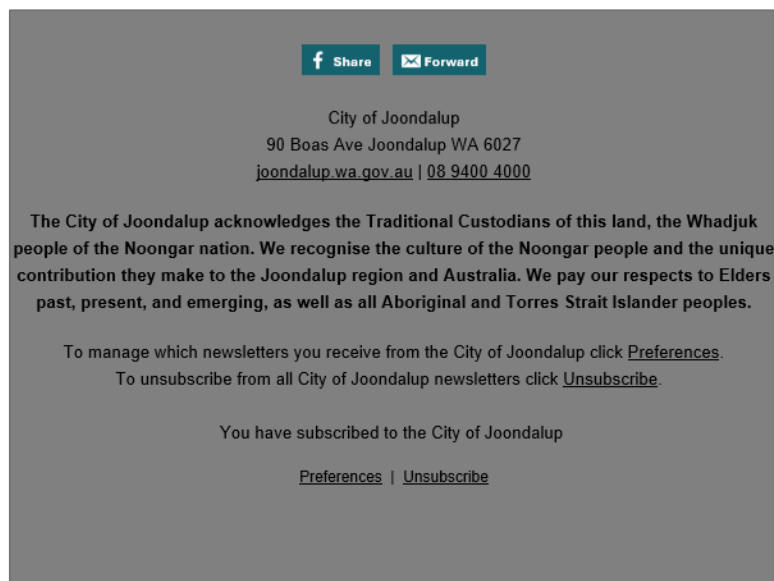


[Learn more](#)

Keep up to date via social media



(continues)



APPENDIX 10 — Signage erected on-site at MacNaughton Park



MacNaughton Park (Kinross) – Proposed clubroom refurbishment

The City of Joondalup is seeking feedback on the proposed refurbishment of the clubroom at MacNaughton Park, Kinross.

The approximate size and location of the facility extension is shown on the site plan (yellow).

To provide feedback, please scan the QR code or visit the Community Consultation section of the City's website at joondalup.wa.gov.au.

For further information, please contact the City on **9400 4000** or via email to info@joondalup.wa.gov.au


Feedback accepted: **Thursday 15 August-Wednesday 4 September 2024**



joondalup.wa.gov.au



APPENDIX 11 — E-screen display



Community Consultation





MacNaughton Park (Kinross) — Proposed clubroom refurbishment

The City of Joondalup is seeking feedback on the proposed refurbishment of the clubroom at MacNaughton Park, Kinross.

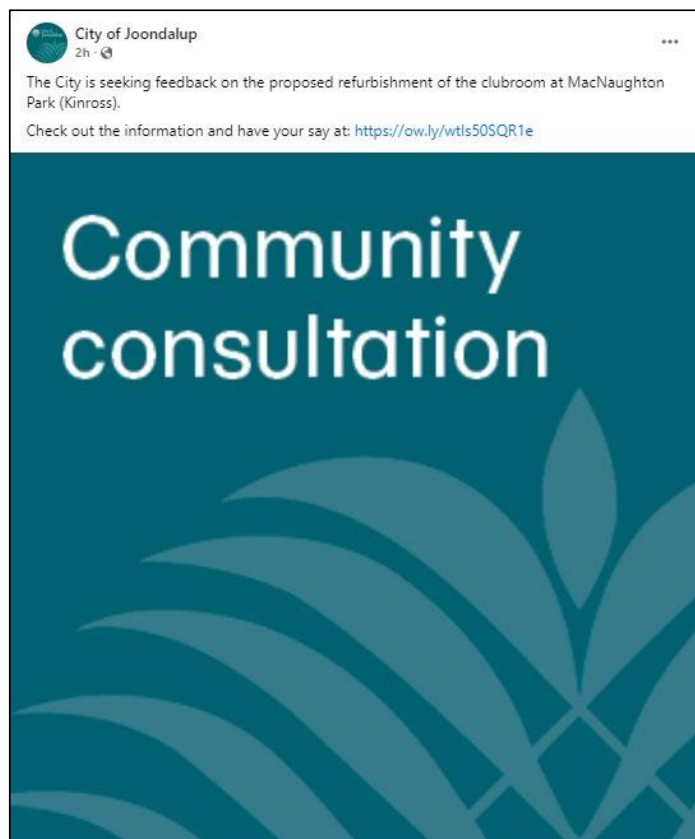
For further information, please visit the Community Consultation section of the City's website at joondalup.wa.gov.au.

Feedback accepted: Thursday 15 August 2024 – Wednesday 4 September 2024

joondalup.wa.gov.au



APPENDIX 12 — Facebook post



APPENDIX 13 — Response from Befriend

Note: This respondent completed the online comment form rather than providing a separate written submission.

Please indicate your level of support for the proposed refurbishment of the clubroom at MacNaughton Park, as described in the Frequently Asked Questions:	<i>Strongly support</i>
--	-------------------------

<p>Do you have any comments about the proposed refurbishment?</p> <p><i>Thank you for the opportunity to comment on the refurbishment.</i></p> <p><i>Firstly, I would like to clarify that Befriend and Kinross Community garden are two separate organisations. Befriend and Kinross Community Garden have worked together collaboratively in the past and this continues in various forms to this day.</i></p> <p><i>Befriend has used the hall and toilets for gatherings that include the Northern Yarnies (a knitting and crocheting group who are now meeting in another community centre since the roof damage), Art at the Garden, Picnics in the Park, Shoot Hoops (social basketball) and meetings with residents focused on capacity building around starting new social groups open to everyone.</i></p> <p><i>Important for Befriend are the following:</i></p> <ol style="list-style-type: none"> <i>1. Toilets that meet current accessibility standards</i> <i>2. Toilets that are accessible without the need to hire the hall. This would remove a barrier to activating the area around Macnaughton Clubroom</i> <i>3. We have noticed when using the hall that not all powerpoints function - an electrical overhaul seems in order.</i> <i>4. Storage options for specific groups for food related items in the kitchen</i> <i>5. Storage options for specific groups that are accessible without having to hire the hall.</i> <i>6. Chairs and tables that can be used outdoors and are available to all groups - accessible without having to hire the hall</i>

APPENDIX 14 — Response from Kingsley Westside Football Club (juniors) (page 1)



Kingsley Westside Football Club
Chichester Park, 109 Trappers Drive
Woodvale WA 6026

19 August 2024

[REDACTED]
Leisure Planning Projects Officer
City of Joondalup
90 Boas Avenue
JOONDALUP WA 6027

By email: [REDACTED]

Dear [REDACTED]

COMMUNITY CONSULTATION: MACNAUGHTON PARK (KINROSS) — PROPOSED CLUBROOM REFURBISHMENT

I refer to your email dated 15th August 2024 seeking comment on the above proposal.

The female section of Kingsley Westside Football Club (KWFC) has become the major winter tenant of MacNaughton Park, for the foreseeable future. In the last 3 years, the female section of the club has grown significantly and now comprises **nine (9No)** junior teams and **two (2No)** senior teams equating to over **one hundred and sixty (160No)** playing members and looking to grow by approx 30 more players.

The substantial growth of our club female section has coincided with the success of the FIFA Women's World Cup held in Australia in 2023. We expect even further growth and expansion of our junior and senior female teams in the coming years. This will place significant demand for facilities during winter, particularly the changing rooms, training and playing pitches.

The proposed upgrades to the kitchen, toilets, changing rooms, umpires' room and storage facilities are favorably welcomed by our club and members. It is also respectfully requested, as part of the community consultation process, that the CoJ review the list of key considerations our members have compiled overleaf in addition to the refurbishment works. As a regular user of the clubrooms and park, we would also greatly appreciate further involvement and consultation where possible in any conceptual plans for the refurbishment works to provide comment and feedback where appropriate.

As a club with aspirations and plans to play in the Football West National Premier League (NPL WA), the proposed clubroom refurbishment will provide a modern and fit for purpose facility from which our club can base its female operations over the coming years. It also provides an excellent community facility for Kinross and the surrounding suburbs. In summary, the proposed clubroom refurbishment work at MacNaughton Park is fully supported and warmly welcomed by KWFC and its members.

Thank you for the opportunity to provide comments on this exciting project and we look forward to further involvement as the project progresses.

Yours faithfully
Kingsley Westside Football Club

(page 2)



Kingsley Westside Football Club
Chichester Park, 109 Trappers Drive
Woodvale WA 6026

Kingsley Westside Football Club - KEY CONSIDERATIONS

MACNAUGHTON PARK (KINROSS) — PROPOSED CLUBROOM REFURBISHMENT

Item	Comments & considerations
Fixed Lighting	Consider electrical infrastructure for fixed floodlighting around the perimeter of the pitches, car park and building.
Pitches	Consider clearing a portion of the adjoining bush reserve to allow more oval space/pitch to accommodate 2 x full size (11-a-side) soccer pitches. Is the bush a threatened ecological community (TEC)? It is currently weed infested and can be utilised to create more space.
Kitchen	Kitchen upgrade to be of commercial grade kitchen facilities (deep fryer, oil waste collection tray, commercial exhausts, oven, grill & external BBQ connections). This would allow the club to self-fund additional training programmes and coaching courses.
Security	Consider installation of a CCTV system around the outside of the building, skatepark, playground & storeroom.
Storeroom	Ensure suitable sizing and structure for storeroom upgrades. Capacity for wall racking, hooks and shelves should be included to make the best possible use of any storage space.
Electrical	Ensure there are adequate coverage of electrical points throughout the building, most notably in the kitchen, hall & storeroom. Television, projector, display screen, HDMI points and CAT6 connections are all required in the hall area for use of technology and general community use.
Wi-Fi	Good internet connections (CAT6 wired) and Wireless Access Points (WAPs) for good coverage of WiFi throughout the building.
Changeroom	Shower & Changeroom compliant with female hygiene requirements
Carparking	Query whether more parking at the south of the building & in road reserves is possible;
Memorabilia Wall	Consider an area in the main hall for display of trophies and memorabilia.
Public Address	Consider the installation of a Public Address (PA) system.
Outdoor & Undercover	Look at options for the window/server being opened up. Consider seats or fixed picnic benches to provide an informal place to meet and sit during bookings.
Pathways	There is a great pathway from the eastern carpark to the clubroom and shopping centre, but no pathway to the northern boundary. Consider all access pathways and ensure they are ACROD friendly.
Seating	Seating around the outside of the oval?
First Aid	The City has to provide a first aid box, but do we need a sick area or seat etc.

APPENDIX 15 — Response from Kingsley Westside Football Club (seniors)

Note: This respondent completed the online comment form rather than providing a separate written submission.

Please indicate your level of support for the proposed refurbishment of the clubroom at MacNaughton Park, as described in the Frequently Asked Questions:

Strongly support

Do you have any comments about the proposed refurbishment?

I strongly support the refurbishment of MacNaughton Park to ensure the continued growth of female football at Kingsley Westside FC. The current facilities are no longer fit for purpose and require upgrading to accommodate the needs of our female footballers (women and girls) which has undergone significant growth over the past 3 years.

APPENDIX 16 — Response from Kinross Community Garden

Note: This respondent completed the online comment form rather than providing a separate written submission.

<p>Please indicate your level of support for the proposed refurbishment of the clubroom at MacNaughton Park, as described in the Frequently Asked Questions:</p>	<p><i>Support</i></p>
<p>Do you have any comments about the proposed refurbishment?</p> <p><i>Kinross Community Garden does support the renovation of the hall, below are considerations we feel would enhance the community experience;</i></p> <p><i>Storage, internal and external for garden equipment and kitchen wares.</i></p> <p><i>Outdoor sink and draining-board set up for washing hands and tools ect.</i></p> <p><i>Shade area with seating for meetings and respite from gardening in warmer weather.</i></p> <p><i>External tap for watering closer to the garden</i></p> <p><i>Outdoor table for workshops and garden activities</i></p> <p><i>Pathways in line with our garden design, wheelchair accessible.</i></p> <p><i>Consideration within the building design to allow for rainwater collection and composting areas.</i></p> <p><i>Security cameras.</i></p> <p><i>Lighting to table and shade seating area.</i></p> <p><i>Public BBQ area, park on is too far from the garden</i></p> <p><i>Power supply, perhaps close to sink area.</i></p> <p><i>Additional comments;</i></p> <p><i>Toilets to be universally accessible during the day as per other parks in COJ.</i></p> <p><i>Power points inside the building to replaced as many do not work.</i></p> <p><i>If skate park and exisiting playground are not going to be impacted by works can the community garden be relocated next to the playground requiring minimal moving?</i></p> <p><i>Please not KCG is not affiliated with Befriend as suggested on this form and is a seperate entity.</i></p>	

APPENDIX 17 — Response from Kinross Scout Group

From: [REDACTED]
Sent: Tuesday, 3 September 2024 10:19 PM
To: [REDACTED]
Subject: Re: Community Consultation: MacNaughton Park (Kinross) — Proposed clubroom refurbishment

Hi [REDACTED] with regards to the clubroom refurbishment, our main concern would be lack of storage area. Ideally a double garage would be practical if not a single garage for exclusive use would be ideal. As you cancelled our meeting, we have not been privy to the plans except for what is available on your website. Regards [REDACTED] Group Leader, Kinross Scout Group

APPENDIX 18 — Response from Networking Boys

From: [REDACTED]
Sent: Wednesday, 28 August 2024 6:12 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: Suggestions from Networking Boys

Importance: High

Hello [REDACTED]

The following is suggested:

- Adequate heating for winter months and cooling for Summer.
- A better Oven for heating and cooking preprepared food and nibbles.
- Lighter tables on coasters
- Toilets and Urinals need a serious face lift and sanitation.
- It is a fabulous venue , just a few touch ups.

Kind regards,

[REDACTED]
E: [REDACTED]
T: [REDACTED]
W: [REDACTED]
[REDACTED]

 Please consider the environment before printing this email.

APPENDIX 19 — Verbatim comments

Question: "Do you have any comments about the proposed refurbishment?"

Note: Words that may identify respondents or contain offensive language have been removed and replaced with square brackets, ie [- - -]. No alterations have been made to spelling/grammar.

Do you have any comments about the proposed refurbishment? (N = 60)
<i>I fully support this for the growth of the female section of kingsley-westside.</i>
<i>As a parent of a [- - -] old female football player, and a [- - -] old little future player, this refurbishment is significantly important in ensuring the continuation and growth of female football in years to come. It would ensure that female players have access to facilities they need to grow and succeed.</i>
<i>MacNaughton Hall provides facilities for numerous groups and clubs. Currently the facilities there are not great, therefore I strongly support this upgrade to allow all these groups to continue to enjoy the hall for years to come.</i>
<i>We both agree to the Proposed Clubrooms</i>
<i>This is fantastic news and will be a great addition to the local community.</i>
<i>Given the existing building has no roof works should commence asap, not two years time</i>
<i>It will be a great asset to the community</i>
<i>The club rooms are very dated considering the use this facility gets. Kingsley West side are playing a huge role in improving female football in Perth and opportunities to play. It would make a huge difference to the whole football experience the club currently provides if the facilities were improved.</i>
<i>I fully support the changes, it is vital to provide good facilities for the park. The female teams of Kingsley Westside are growing and this will help that immensely.</i>
<i>More car parking spaces would be great. There is already an issue with the lack of parking in the new estate and visitors to those homes using the club room car park or parking in the road. Plenty of unmaintained, weed filled grass Around the back of the club rooms that could be allocated to parking.</i>
<i>I have nothing against the refurbishment. My only big concern is the loss of parking. Living opposite the entrance of the car park I see on sports days cricket and football the wild parking including on the pavements as a big concern. If you make the club house better it will attract more people. You need to find a solution for the parking. By the way send a Ranger around a few times on Sundays to check the parking situation.</i>
<i>I would like the city to consider the following - that the community garden be considered in the design and construction of the club room refurbishment eg storage space, fitting of water tanks and other environmental considerations the new kitchen be designed in such a way that it can be utilised for sustainability/homesteading classes such as preserving, cheese and sausage making to name a few. Thought be given to making the area of the clubrooms/skate park more connected to the existing shopping centre this would also increase the passive security as there would be more foot traffic. Toilets to be universal accessible with thought given to a changing places and on the outside of the building so again it can be utilised by the community garden.</i>
<i>I am the coach of a team who utilised MacNaughton Park for a match against Kingsley Westside. On the day there were no changing facilities available to my players and they had to change in the toilets. Obviously this isn't good enough and the facilities need to be improved with Womens sport as the key focus.</i>
<i>Sport is very important to our community and women's sport in particular needs all the help it can get. The rooms are in urgent need of updating.</i>
<i>I play in the Ladies [- - -] soccer team and we practice there on a [- - -] night .. great news that the facilities will be restored and upgraded</i>
<i>Our team uses this facility as our football training and game day grounds. With the recent storm damage, it seems to make sense to take the opportunity to not only fix, but upgrade the facility. Heating, cooling, better kitchen facilities. New bathrooms. All would be hugely beneficial to our club members and their families.</i>

<i>The improved facilities are needed. There is plenty of parking at Kinross Central Shopping Centre. My family will like a permanent community garden similar to the Hamersley community garden. We use to live in [- -], my young kids use to love walking through their garden.</i>
<i>These clubrooms, kitchen and toilets are a necessity of this soccer team and I know other clubs use them as well... the kitchen facilities allowed the club to offer hot/cold drinks & snacks to players, visitors & residents alike- allowing fund raising for the team to stay independent as much as possible without relying on the shire & outside funding ... this is a massive opportunity to keep kids off our streets & out of trouble - having groups offering hobbies such as soccer, scouts & skateparks keeps the kids entertained & allows them to keep these clubs alive... I would hope the shire would see this as important investment to continue the use of this local amenity</i>
<i>My husband said it would be lovely to have a bar included</i>
<i>More safe car Parking required to allow for the increase of usage, so people are not parking on the footpath or blocking roads and driveways. Also maybe angle parking, in one way, out the other. Maybe look at removing sand pit playground that is rarely used by children, and extending club rooms from there possibly alleviating the removal of parking bays.</i>
<i>This would be fantastic for the local teams and scouting groups that use the facilities. Yes as a football team we can fundraise and we have to get the lighting but the actual facilities need an upgrade and some weeks this season we have worried about the safety of our players during storms. Creating athletes of the future is something the Council should support.</i>
<i>This will greatly assist the soccer team</i>
<i>I think this is a much needed upgrade and welcome this. It would be nice to see these rooms used more.</i>
<i>This should have been done years ago. The City has neglected community facilities for years, especially for soccer clubs. The way Joondalup United was treated over the years is a disgrace and they should have been given facilities along these lines a long time ago and the club has struggled as a result. Hopefully, these other organisations are supported by the City so they don't suffer a similar fate. Let's see who has the integrity to stand up to the NIMBYs who will no doubt be vocal in opposition.</i>
<i>Happy to have an extended clubroom, less happy about the current clubroom labelled the Kingsley Westside FC clubroom, and would like to see that changed, maybe to a list of clubs the Kinross Clubroom hosts.</i>
<i>This is a great idea and opportunity. My daughter uses this facility on a regular basis. This facility is a key part of our community.</i>
<i>We need to do more to improve facilities for males and importantly females if we want them and there parents to stay involved in community activities. this keeps people active, connected and the socials benefits are immense.</i>
<i>All for upgrades to the facilities but please please please somehow make provision for mor parking. Weekends see cars parked everywhere and in some cases restricts my ability to leave my house. [- -] borders the park and is directly affected</i>
<i>I strongly support to redevelopment of the clubrooms. It will support girls/women's soccer (KWFC) by having fit for purpose facilities</i>
<i>Extension should be added on to the western and southern ends of the clubhouse in order to save the trees and also not lose parking spots.</i>
<i>MacNaughton Hall provides facilities for numerous groups and clubs. Currently the facilities there are not great, therefore I strongly support this upgrade to allow all these groups to continue to enjoy the hall for years to come.</i>
<i>My [- -] side played a season at MacNaughton in 2022 - there were no changing rooms or showers so it wasnt pleasant. We had to make do all changing in the main hall and go home to shower Given the wonderful setting it deserves a functional upgrade, 4 changing rooms / Ref room / boys and girls facilities and showers etc...i dont think it would take much. Given its now become a HUB for female football and the amazing growth we have seen since the world cup last year its time to make it happen. The redevelopment at Chichester is a shining example of great work the council did to push through and is heavily utilised by our club and cricket in the summer money was well spent and now we can see the right decision at the council meeting to fund the \$ gap was 100% correct!</i>

<i>With the increased usage of MacNaughton Park for female football (ages 8 to 16 and senior women), the current facilities are no longer adequate. I recognise that the facility is for the community and all parties need to be considered however upgrades to changerooms, showers, amenities, kitchen need urgent upgrading.</i>
<i>Great plan, will help towards more girls wanted to play football.</i>
<i>I hope the refurbishment plans will occur earlier than 2026 given the recent destruction of the roof. If the City of Joondalup is honestly supportive of promoting girls participating in football then this refurbishment needs to be prioritised.</i>
<i>The council will need to work with the Kinross Community Garden for a permanent space as soon as the plans have been agreed, the garden beds and flower bench and events are appreciated by many people and needs to continue throughout the refurbishment,</i>
<i>Please do it quickly, the club rooms are falling apart and not allowed to be used stopping so many groups from being able to run.</i>
<i>I live [- - -] the club rooms and love the level of use they get and the community created. Any upgrade will be welcome as a resident and club member.</i>
<i>The facilities at MacNaughton Park have been in dire need of upgrading for many years. The 'world game' is growing very quickly throughout Australia and in particular the women's game. The new upgraded facilities will provide a fantastic base from which to continue the growth for many years to come.</i>
<i>As part of the proposal I think lighting should be included as well.</i>
<i>The refurbishment of Macnaughton Park is important to the girls who play for Kingsley Westside FC , being their home ground. It is important for their development and also to feel as though female football and women in general matter, considering the female home ground is so run down but the male home ground is pristine. The girls need somewhere to change, and the kitchen helps us raise money for the club when canteen is open</i>
<i>This clubrooms is the heart of the female section of Kingsley Westside soccer club which includes both junior and senior teams. It has attendance from many family and spectators, as well as being a park heavily used by the surrounding residents.</i>
<i>May a display notice board please be on outside of building which is updated with events and weekly hire of community centre and park? I often dog walk and there are many activities going on. I think it's great yet some days I'd like to know ahead and j may go elsewhere. Generally kids soccer takes over whole park , but it's great to see. Also may it be considered to have lighting at opposite side to skate park for dog walkers early evening can be very dark and it doesn't feel safe. I also agree that parking when sport is on is not sufficient, how can that be addressed. Thanks for consideration.</i>
<i>Costing rate payers to much money, all building work should be suspended until the current building environment changes and the city gets better value for money</i>
<i>1. Please ensure current mismatched roof colour is fixed 2. If would make more send to add a storey with a balcony overlooking the playing fields preferably with a flat roof which would then not be higher than current pitched roof. 3. If you can't make it double storey keeping the same ground footprint, then making the extension towards the skatepark would make more sense as that playground is never used. (The playground on other side of skatepark is always used). 4. MacNaughton park is often affected by the Tamala Park Odour issue so this is a massive issue.</i>
<i>MacNaughton is the home of Women's football for Kingsley Westside. Traditionally, Women's football has been underfunded, underappreciated, and ignored. We now have a chance to put money and resources back into the community and assist a fast growing club in a fast growing sport. Women's football has exploded in terms of popularity in recent years and this will help to further develop that growth. I fear if this doesn't go ahead, it could negatively impact Women's football and women in general, as they may feel left out and ignored. Upgrades like this benefit everyone, let's do the right thing.</i>
<i>A long waited & welcomed change</i>
<i>Not to keen on Unisex changing rooms as these should be separate for male and female. Removing bush land and adding a 3rd pitch would be good. The pitches need proper floodlights installed</i>

As a resident in close proximity to the clubrooms I am fully supportive of the upgrades however I feel that the upgrades may reduce the number of parking bays in the adjacent car park and there is already a severe lack of parking on days when junior sport and social events are underway. The upgrades will increase numbers of users of the clubrooms and the development plan needs to incorporate the expansion of the parking area. Consideration should be given to extending the clubrooms towards the skatepark rather than the parking area, the current kids play area is in poor repair and not used. There are ample play areas on the west side of the skate park which are more widely used. Consideration should be given to utilising the scrub land directly south of the clubrooms and skate park off Balliol Elbow as additional parking, this area is unused, poorly maintained and has become a dumping area.

The current club rooms are not fit for purpose and the proposed upgrades will be a welcome addition. My daughter and all the female members of the Kingsley Westside FC will benefit greatly from these upgrades that will no doubt grow women's football in the Northern corridor.

These grounds & facilities are in a massive need to be upgraded due to the increase of popular growth for children in sport especially soccer on the back of the Matildas world cup & for all our other young and upcoming children wanting to play sport. This new community hub that the KWFC Junior females club has been developing for the last few years is an exciting and excellent opportunity for the council to help support in approving to refurbish & develop a new high quality club rooms and facilities not just for football but for other sporting communities who will also benefit incredibly. Our community will also benefit from this upgrade as all current and new families who are in and around the area can utilise these facilities as well. The Junior female section of KWFC has nearly doubled in numbers since the Women's Football World Cup and the club is still receiving interest. The community centre upgrade is 100% needed to function to all communities who use these facilities from a safety perspective. I was personally there when the first tornado hit the club rooms this year and the way the roof came off and other pieces of damage to the centre happened, I don't feel it's in any safe state to stay as it is. Thank you [- - -]

Hello, I'm onboard with the Council's proposed upgrade to provide a larger facility for families and sports clubs, however I would like further clarification on the proposed unisex change rooms and universal access showers. What are "universal access showers" and why are you providing unisex change rooms when most people, especially those with young children, would prefer to have segregated change rooms and shower facilities. Are you still going to accommodate men and women's change rooms for those who are not comfortable sharing a combined space? Something that is absent in your proposal are toilets. I certainly hope both males and females will keep the privacy of segregated toilet facilities. Are these to remain separate or included in the unisex change room proposal?

This would mean a great deal to all the girls teams that train and play at MacNaughton. It would also encourage more players to the teams and be in line with the facilities the boys are provided with.

MacNaughton Hall provides facilities for numerous groups and clubs. Currently the facilities there are not great, therefore I strongly support this upgrade to allow all these groups to continue to enjoy the hall for years to come.

The refurbishment will be fundamental to the success of a number of organisations that use the facility. Kingsley Soccer Club have a massive focus on increasing the participation of females in WA soccer. Being part of the women's team, this refurbishment will also allow us to continue to enjoy the sport & assist us in building a stronger club for the future. Having played team sports for the majority of my life, I know the firsthand positive impact it has on individuals, mental health generally & sense of belonging and in turn provides a benefit to the greater community.

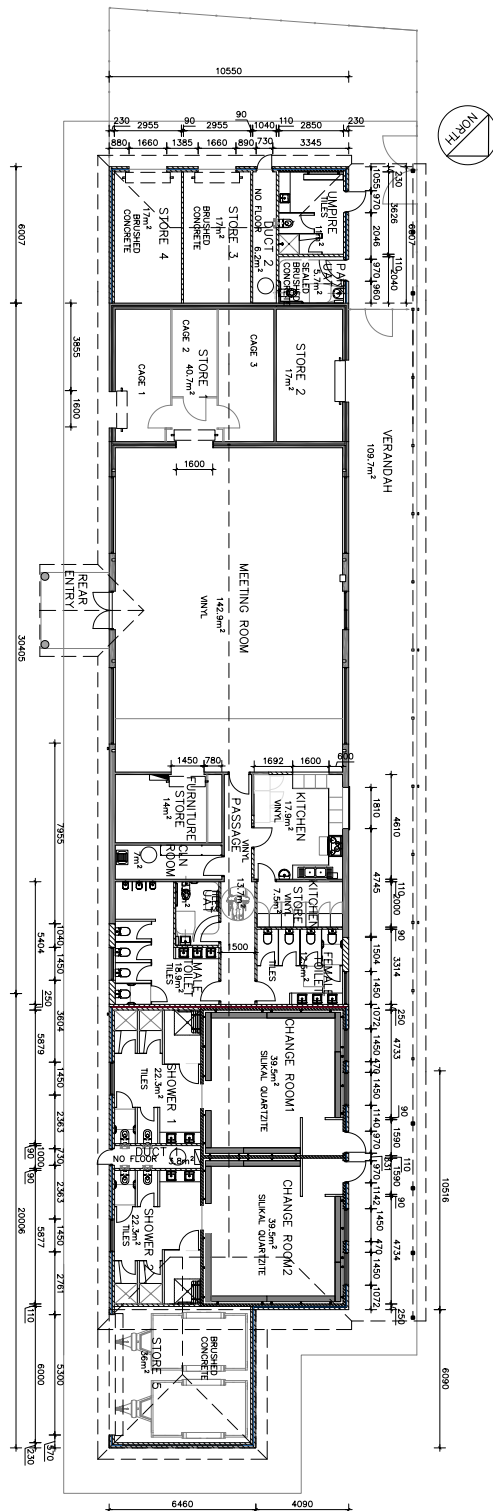
Before you do anything else can you please fix the basketball ring

The facility is the heartbeat of the female section of Kingsley Westside FC (KWFC) and provides key facilities to continue to support the growth of women's football in Australia. The female section of the club has grown so much over the last few years to now in excess of 160 females (juniors and seniors) and MacNaughton Park has been a major factor in the rapid growth. Upgrades and refurbishment will be a massive positive for KWFC and forms a key part of the club's strategic plan to continue growth throughout the city and women's football in the area.

I strongly support any proposed improvements to local facilities for community users, however I think the plan hasn't addressed the already increased problem with parking in the area. Whilst I support the proposed refurbishment, I don't think removing much needed parking bays is a well thought out decision.

At the moment teenage girls and young women are getting changed on the field after playing games of football. This is both home and away teams. This is unfair and unreasonable for those players and increases the risk that they will disengage from community sport at an age where they are most at risk of mental health issues associated with not being involved in community activities. These upgrades will bring the facility up to a level that is more appropriate for female sport, and more equitable with what is available at other facilities with similar usage.

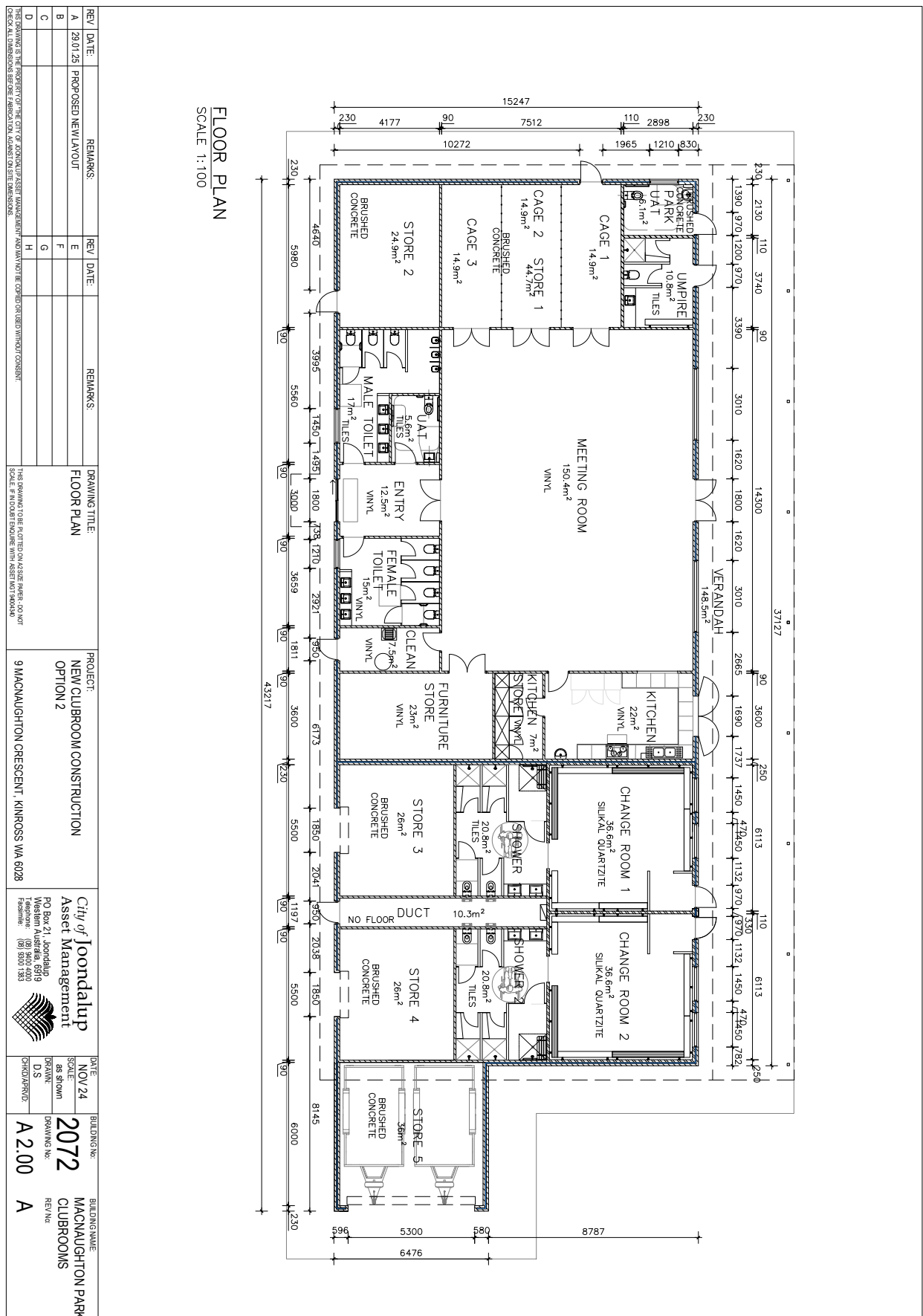
Kingsley Westside are doing an amazing job of growing female football from U8s to older women. My daughter plays [- - -] and they have been a wonderful welcoming club and having access to a well fitted out clubroom helps support the work they are doing. I strongly support improving the facilities here for all those who use the rooms.

FLOOR PLAN
SCALE 1:100

REV	DATE	REMARKS	REV	DATE	REMARKS	DRAWING TITLE	PROJECT	City of Joondalup Asset Management	DATE	BUILDING No.	BUILDING NAME
A	29.01.25	PROPOSED LAYOUT	E			FLOOR PLAN	CLUBROOM EXTENSION & REFURBISHMENT OPTION 1	PO Box 21, Joondalup Western Australia 6107 Telephone (08) 9400 4000 Facsimile (08) 9300 1383	AUG 23	2072	MACNAUGHTON PARK CLUBROOM
B			F						DS		REV No.
C			G								
D			H								

THIS DRAWING IS THE PROPERTY OF THE CITY OF JOONDALUP ASSET MANAGEMENT AND MAY NOT BE COPIED OR USED WITHOUT CONSENT.
CHECK ALL DIMENSIONS BEFORE FABRICATION AGAINST ON-SITE DIMENSIONS.

9 MACNAUGHTON CRESCENT, KINROSS WA 6028





Major Projects and Finance Committee - Capital Works Report - Financial Year 2024/2025

Budget YTD for Period 8 - Project Status to 06-Mar-2025 - 13:33:29

Version Control : 06-Mar-2025 - 13:33:29

Trim Reference : 56593

PDP Parks Development Program

Project Code	Cost Code	Project Description	Revised Budget Amount FY	Revised Budget Amount YTD	Project Actuals	PO Commitments as at 06 March 2025	Proposed Construction Date	Proposed Construction Completion Date	% Construction Complete	Project Status	Project Manager	Comment (HIDDEN)	Comment	Completion Date	Project Stage
PDP2252	W2169	Tree Planting Program	175,000	55,344	55,344	173,224	1/07/2023	30/06/2025	33		CRAIGT				Works in Progress
PDP2271	W4179	Irrigation Infrastructure Renewals	200,000	200,000	253,539	55,724	1/07/2024	30/01/2026	72		CRAIGT				Works in Progress
PDP2345	W4660	Forrest Park Irrigation Renewals	260,000	32,624	32,624	191,748	1/11/2024	20/06/2025	0		CRAIGT				Works Programed
PDP2360	W4323	Cliff Park Landscaping Improvements	241,885	230,259	230,259	0	1/10/2024	27/02/2025	100		MICHELLEME	MULT 2/2 / MULT 2/2 Actual Cor		31/12/2024	Works Completed
PDP2362	W4484	Warwick NORTH Cluster Pk Revitalisation	35,663	5,208	5,208	0	1/03/2024	30/11/2024	100		MICHELLEME	Actual Cor Actual Completion		12/09/2024	Works Completed
PDP2363	W4485	Greenwood N/E Cluster Pk Revital DESIGN	36,227	0	0	0			0		MICHELLEME	Multi-Year Project			Design Phase
PDP2364	W4486	Whitfords West Pk Amenity Improvement	285,642	283,522	283,522	0	5/08/2024	29/11/2024	100		MICHELLEME	MULT 3/3 / MULT 3/3 Actual Cor		29/10/2024	Works Completed
PDP2367	W4514	Warwick BC Pump Stn	190,000	23,604	23,604	161,552	2/09/2024	15/06/2025	15		ANDREWOW	MULT 2/2 MULT 2/2			Works in Progress
PDP2368	W4661	Iluka Open Space Irrigation Rewiring	5,000	354	354	0	1/09/2025	31/12/2025	0		CRAIGT	MULT 1/2 MULT 1/2			Works Phased
PDP2371	W4493	Chichester Park Skate & Play	40,000	9,312	9,314	15,480	1/05/2025	30/10/2026	0		MICHELLEME	Multi-Year Project			Design Phase
PDP2402	W4778	Warwick Bowling Club Synthetic Turf	405,624	4,340	4,340	314,287	1/04/2025	30/06/2025	30		MICHELLEME				Works in Progress
PDP2409	W4790	Smart Bore Water Meter Connections	200,000	0	0	0	1/03/2025	30/06/2025	0		ANDREWOW				Works Phased
Program Totals:			2,075,041	844,567	898,109	912,016									

FNM Foreshore & Natural Areas Management Program

Project Code	Cost Code	Project Description	Revised Budget Amount FY	Revised Budget Amount YTD	Project Actuals	PO Commitments as at 06 March 2025	Proposed Construction Date	Proposed Construction Completion Date	% Construction Complete	Project Status	Project Manager	Comment	Completion Date	Project Stage
FNM2051	W2622	Coastal Fencing Program	94,303	50,637	50,637	22,750	1/10/2024	9/05/2025	75		JEREMYW			Works in Progress
FNM2058	W3076	Conservation Reserves Signage	5,000	5,000	7,338	525	20/03/2024	30/04/2025	83		JEREMYW			Works in Progress
FNM2059	W2826	Bushland Reserve Fencing Program	90,000	44,579	44,579	16,098	1/10/2024	30/05/2025	67		JEREMYW			Works in Progress
FNM2076	W3078	Natural Areas Asset Improvement Program	58,408	41,040	41,040	6,309	10/04/2024	30/06/2025	60		JEREMYW			Works in Progress
FNM2085	W3892	Craigie OS Bushland Path Renewals	62,000	162	162	90,344	1/05/2025	30/06/2025	0		JEREMYW			Quotation Phase
FNM2095	W4342	Mullaloo North Beach Connection	150,000	150,000	157,741	0	14/10/2024	30/06/2025	95		JEREMYW			Works in Progress
FNM2100	W4498	Sorrento Beach Dune Improvements	78,490	2,935	2,935	72,213	1/10/2024	30/06/2025	0		JEREMYW	MULT 2/3	MULT 2/3	Works Programed
FNM2103	W4492	Coastal and Estuarine Mitigation Program	65,785	30,124	30,124	31,292	1/09/2025	31/05/2026	0		GRAHAMW	MULT 2/3	MULT 2/3	Design Phase
Program Totals:			603,986	324,477	334,556	239,530								

PEP Parks Equipment Program

Project Code	Cost Code	Project Description	Revised Budget Amount FY	Revised Budget Amount YTD	Project Actuals	PO Commitments as at 06 March 2025	Proposed Construction Date	Proposed Construction Completion Date	% Construction Complete	Project Status	Project Manager	Comment	Completion Date	Project Stage
PEP2075	W2452	Parks Asset Replacement / Renewal	105,182	105,182	106,433	25,720		30/06/2025	63		MICHELLEME			Works in Progress
PEP2517	W2875	Tennis Court Resurfacing Program	166,000	32,034	32,034	41,935	1/11/2024	30/06/2025	48		MICHELLEME			Works in Progress
PEP2529	W4662	Picnic Cove Park Playspace Renewal DESIG	10,000	6,385	6,473	979			0		MICHELLEME	MULT 1/2 MULT 1/2		Design Phase
PEP2619	W3133	Bollard And Fencing Renewal Program	80,000	71,471	71,471	0	1/08/2024	30/06/2025	100		MICHELLEME	Actual Cor Actual Completion	17/12/2024	Works Completed
PEP2626	W4363	Naturaliste Park Playspace Renewal	63,238	63,238	63,238	0	15/01/2024	31/10/2024	100		MICHELLEME	Actual Cor Actual Completion	20/09/2024	Works Completed
PEP2629	W2469	Cricknet Infrastructure Renewal Citywide	239,052	239,051	239,052	0	1/08/2024	30/11/2024	100		MICHELLEME	Actual Cor Actual Completion	17/10/2024	Works Completed
PEP2638	W2471	Park Seating Renewal Citywide	55,000	33,998	33,997	0	1/08/2024	30/06/2025	100		MICHELLEME	Actual Cor Actual Completion	31/01/2025	Works Completed

PEP Parks Equipment Program

Project Code	Cost Code	Project Description	Revised Budget Amount FY	Revised Budget Amount YTD	Project Actuals	PO Commitments as at 06 March 2025	Proposed Construction Date	Proposed Construction Completion Date	% Construction Complete	Project Status	Project Manager	Comment	Completion Date	Project Stage
PEP2644	W2476	Park Vehicle Entry Renewal Citywide	30,000	25,413	25,412	2,453	1/08/2024	30/06/2025	100		MICHELLEME	Actual Corr Actual Completion	17/12/2024	Works Completed
PEP2708	W4515	Annato Park Playspace Renewal	162,443	9,676	9,676	136,178	13/01/2025	30/05/2025	90		MICHELLEME	MULT 2/2 MULT 2/2		Works in Progress
PEP2761	W4516	Balanus Park Playspace Renewal	160,606	4,450	4,450	134,665	10/02/2025	30/05/2025	50		MICHELLEME	MULT 2/2 MULT 2/2		Works in Progress
PEP2766	W4517	Emerald Park Playspace Renewal - Design	19,680	11,382	11,383	63,685			0		MICHELLEME	MULT 2/3 MULT 2/3		Design Phase
PEP2787	W3913	Basketball Pad Replacement Program	30,877	30,877	30,877	0	1/08/2024	30/12/2024	100		MICHELLEME	Actual Corr Actual Completion	2/10/2024	Works Completed
PEP2812	W4664	Portree Park Playspace Renewal DESIGN	8,000	5,450	5,483	1,564			0		MICHELLEME	MULT 1/2 MULT 1/2		Concept Design
PEP2815	W4377	Baltusrol Park Playspace Renewal	83,829	83,829	83,829	0	15/01/2024	31/07/2024	100		MICHELLEME	Actual Corr Actual Completion	24/07/2024	Works Completed
PEP2844	W4518	Brisbane Park Playspace Renewal - Design	8,460	1,019	1,019	0			0		MICHELLEME	MULT 2/3 MULT 2/3		Design Phase
PEP2845	W4519	Gleddon Park Playspace Renewal	104,000	104,000	109,163	2,550	7/10/2024	31/12/2024	100		MICHELLEME	MULT 2/2 /MULT 2/2 Actual Cor	16/12/2024	Works Completed
PEP2848	W4379	Water Tower Pk Playspace Renewal	19,875	7,953	7,954	55,900			0		MICHELLEME	MULT 2/3 MULT 2/3		Design Phase
PEP2853	W4200	BMX Track Upgrades	41,209	41,209	41,897	0	1/04/2024	31/08/2024	100		MICHELLEME	Actual Corr Actual Completion	15/07/2024	Works Completed
PEP2855	W4480	Nanika Park Playspace Installation	14,000	2,400	2,400	51,640			0		MICHELLEME	MULT 2/3 MULT 2/3		Design Phase
PEP2864	W4665	Warrandyte Park Drinking Fountain	15,034	15,034	17,156	0	13/01/2025	14/03/2025	100		MICHELLEME	Actual Corr Actual Completion	30/10/2024	Works Completed
PEP2866	W4521	Mawson Pk West Playspace Renewal	326,158	37,161	37,161	233,700	6/01/2025	31/05/2025	70		MICHELLEME	MULT 2/2 MULT 2/2		Works in Progress
PEP2867	W4522	James Cook Park Playspace Renewal	120,362	113,515	113,514	0	6/01/2025	31/03/2025	100		MICHELLEME	MULT 2/2 /MULT 2/2 Actual Cor	10/12/2024	Works Completed
PEP2870	W4523	MacNaughton Pk Playspace Renewal	127,111	419	418	111,947	24/03/2025	30/06/2025	0		MICHELLEME	MULT 2/3 MULT 2/3		Quotation Phase
PEP2871	W4666	Neil Hawkins Playspace Minor Renewals	33,269	25,956	26,641	0	1/07/2024	16/08/2024	100		CRAIGT	Actual Corr Actual Completion	31/12/2024	Works Completed
PEP2873	W4524	Clare Park Playspace Renewal	72,470	1,456	1,456	0	2/06/2025	31/07/2025	0		MICHELLEME	MULT 2/3 MULT 2/3		Design Phase
PEP2874	W4525	Trappers Park Playspace Renewal	160,000	141,078	141,078	11,502	3/03/2025	16/05/2025	100		MICHELLEME	MULT 2/2 /MULT 2/2 Actual Cor	3/12/2024	Works Completed
PEP2878	W4667	George Sears Park Playspace Renewal DESI	8,000	8,000	8,236	0			0		MICHELLEME	MULT 1/2 MULT 1/2		Design Phase
PEP2879	W4668	Bonnie Doon Park Playspace Renewal DESIG	8,000	4,916	4,917	0			0		MICHELLEME	MULT 1/2 MULT 1/2		Design Phase
PEP2885	W4646	Kingsley Clubroom Playspace Renewal	192,802	53,148	53,148	116,520	3/02/2025	30/06/2025	50		MICHELLEME	MULT 2/2 MULT 2/2		Works in Progress
PEP2890	W4773	Elcar Park Dog Exercise Extension	130,000	922	922	101,891	15/01/2025	1/04/2025	0		MICHELLEME			Works Programed
PEP2891	W4643	Gibson Park Pump Track	587,567	349,928	349,928	262,208	19/12/2024	6/04/2025	100		MICHELLEME	MULT 2/2 /MULT 2/2 Actual Cor	5/03/2025	Works Completed
PEP2892	W4641	Whitfords West Park Pump and Jump	40,000	8,489	8,489	29,462	11/07/2025	28/11/2025	0		MICHELLEME	MULT 2/3 MULT 2/3		Concept Design
PEP2893	W4644	Lysander Park Pump Track	595,000	181,676	181,676	292,274	13/01/2025	30/04/2025	50		MICHELLEME	MULT 2/2 MULT 2/2		Works in Progress
PEP2895	W4669	Santiago Park Athletics Equipment DESIGN	5,000	1,626	1,625	0			0		MICHELLEME	MULT 1/2 MULT 1/2		Design Phase
PEP2896	W4780	Fairway Park Playspace Renewal DESIGN	8,000	3,552	3,552	0			0		MICHELLEME	MULT 1/2 MULT 1/2		Design Phase
Program Totals:			3,830,224	1,825,893	1,836,160	1,676,773								

SSE Streetscape Enhancement Program

Project Code	Cost Code	Project Description	Revised Budget Amount FY	Revised Budget Amount YTD	Project Actuals	PO Commitments as at 06 March 2025	Proposed Construction Date	Proposed Construction Completion Date	% Construction Complete	Project Status	Project Manager	Comment	Completion Date	Project Stage
SSE2057	W3014	Leafy City Program	300,000	157,923	157,925	145,981	1/07/2024	30/06/2025	28		CRAIGT			Works in Progress
SSE2059	W4295	Joondalup Drive Streetscape Upgrades	53,673	40,016	40,015	0	1/04/2024	31/10/2024	100		MICHELLEME	Actual Corr Actual Completion	10/10/2024	Works Completed
SSE2061	W4608	Whitfords- Marmion/Belrose Median	3,349	3,349	3,433	0	9/06/2025	29/08/2025	0		MICHELLEME	Multi-Year Project		Design Phase
Program Totals:			357,022	201,288	201,373	145,981								

LTM Local Traffic Management Program

Project Code	Cost Code	Project Description	Revised Budget Amount FY	Revised Budget Amount YTD	Project Actuals	PO Commitments as at 06 March 2025	Proposed Construction Date	Proposed Construction Completion Date	% Construction Complete	Project Status	Project Manager	Comment	Completion Date	Project Stage
LTM2003	W3705	Bus Shelter / Stops Program	55,000	48,458	48,458	0	1/09/2024	31/12/2024	100		WESM	Actual Corr Actual Completion	6/12/2024	Works Completed
LTM2132	W2862	Minor Road Safety Improvements	50,000	20,407	20,407	0	1/07/2024	30/06/2025	50		RODNEYM			Works in Progress
LTM2166	W4172	Gwendoline Drive Median Upgrade	240,725	0	0	275,844	1/04/2025	30/06/2025	25		RODNEYM	Multi-Year Project		Works in Progress
LTM2205	W4657	Trappers Dr Crossing Improvements	100,000	6,933	6,933	0	1/04/2025	30/06/2025	0		RODNEYM			Quotation Phase
LTM2207	W4505	Woodvale Drive LTM Scheme DESIGN	4,888	661	661	0			0		RODNEYM	MULT 2/3 MULT 2/3		Design Phase

LTM Local Traffic Management Program

Project Code	Cost Code	Project Description	Revised Budget Amount FY	Revised Budget Amount YTD	Project Actuals	PO Commitments as at 06 March 2025	Proposed Construction Date	Proposed Construction Completion Date	% Construction Complete	Project Status	Project Manager	Comment	Completion Date	Project Stage
LTM2208	W4506	Kinross Primary School Crossing Improv.	60,000	0	0	59,630	1/04/2025	30/04/2025	0		RODNEYM			Works Programed
LTM2210	W4508	Honeybush Drive LTM Scheme DESIGN	10,000	0	0	0	1/10/2025	31/03/2026	0		RODNEYM	MULT 2/3 MULT 2/3		Design Phase
LTM2213	W4509	Woodvale Primary School Crossing Improv.	40,000	2,868	2,868	28,806	1/04/2025	30/04/2025	0		RODNEYM			Works Programed
LTM2214	W4510	Duncraig Primary School Crossing Improv.	30,000	7,694	7,695	21,482	2/09/2024	31/10/2024	100		RODNEYM	Actual Corr Actual Completion	5/02/2025	Works Completed
LTM2216	W4658	North Woodvale PS Precinct ImproveDESIGN	20,000	6,246	6,245	0			0		RODNEYM	MULT 1/2 MULT 1/2		Design Phase
LTM2217	W4659	Grand Boulevard Parking Upgrade	60,000	4,667	4,667	0	1/04/2025	30/04/2025	0		RODNEYM			Quotation Phase
LTM2218	W4774	Craigie Heights PS Precinct Improvements	115,000	5,453	5,452	0	1/04/2025	30/05/2025	0		RODNEYM			Quotation Phase
Program Totals:			785,613	103,387	103,387	385,761								

SBS Blackspot Program

Project Code	Cost Code	Project Description	Revised Budget Amount FY	Revised Budget Amount YTD	Project Actuals	PO Commitments as at 06 March 2025	Proposed Construction Date	Proposed Construction Completion Date	% Construction Complete	Project Status	Project Manager	Comment	Completion Date	Project Stage
SBS2091	W4292	Marmion/Coral Intersection Upgrade	17,790	0	0	17,790	1/10/2025	31/12/2025	0		RODNEYM	Multi-Year Project		Design Phase
SBS2092	W4293	Marmion/Forrest Intersection Upgrade	266,447	1,726	1,727	16,080	1/10/2025	31/12/2025	0		RODNEYM	Multi-Year Project		Design Phase
SBS2093	W4294	Ocean Reef/Gwendoline Inter. Upgrade	1,065,072	0	0	1,173,485	1/04/2025	30/06/2025	5		RODNEYM	Multi-Year Project		Works in Progress
SBS2095	W4463	Hepburn/Amalfi Roundabout Improvement	837,410	837,410	844,453	73,062	16/09/2024	31/03/2025	100		RODNEYM	MULT 3/3 /MULT 3/3 Actual Cor	5/03/2025	Works Completed
SBS2096	W4464	Hepburn/Karuah Intersection Improvement	630,343	585,343	585,343	35,532	22/05/2024	31/08/2024	100		RODNEYM	Actual Corr Actual Completion	14/08/2024	Works Completed
SBS2097	W4607	Hepburn/Moolanda Roundabout Construction	15,000	8,883	8,883	8,373	1/09/2025	31/12/2025	0		RODNEYM	MULT 2/3 MULT 2/3		Design Phase
SBS2098	W4754	Hepburn Ave/Waraker Rd - Left Turn Slip	250,000	8,133	8,134	226,467	1/04/2025	30/06/2025	0		RODNEYM			Works Programed
Program Totals:			3,082,062	1,441,495	1,448,540	1,550,788								

PFP Parking Facilities Program

Project Code	Cost Code	Project Description	Revised Budget Amount FY	Revised Budget Amount YTD	Project Actuals	PO Commitments as at 06 March 2025	Proposed Construction Date	Proposed Construction Completion Date	% Construction Complete	Project Status	Project Manager	Comment	Comment	Completion Date	Project Stage
PFP2090	W4527	Merrifield Place Parking Improvements	69,822	19,822	19,822	15,800			0		RODNEYM	Multi-Year Project			Investigation Phase
PFP2102	W4528	Tom Simpson Nth/Sth Carparks Improvement	927,155	927,155	957,605	5,224	1/08/2024	29/11/2024	100		RODNEYM	MULT 2/2 /MULT 2/2 Actual Cor		20/12/2024	Works Completed
PFP2106	W4786	Burns Beach Overflow Car Park	10,000	0	0	0	1/09/2025	31/10/2025	0		RODNEYM	MULT 1/2 MULT 1/2			Works Phased
Program Totals:			1,006,977	946,977	977,427	21,024									

RDC Road Construction Program

Project Code	Cost Code	Project Description	Revised Budget Amount FY	Revised Budget Amount YTD	Project Actuals	PO Commitments as at 06 March 2025	Proposed Construction Date	Proposed Construction Completion Date	% Construction Complete	Project Status	Project Manager	Comment	Comment	Completion Date	Project Stage
RDC2003	W4112	Bridge & Underpass Refurbishment Program	25,000	0	0	0	1/07/2024	30/06/2025	0		RODNEYM				Works Phased
RDC2008	W3946	Major Road & Intersection Improvement Pr	20,000	1,013	1,014	1,200	1/07/2024	30/06/2025	0		RODNEYM				Investigation Phase
RDC2027	W4206	Joondalup Dr/Hodges Dr Int. Upgrade	49,285	15,304	15,758	181,186	15/07/2025	30/06/2026	0		RODNEYM	MRRG MRRG			Design Phase
RDC2029	W4529	Joondalup / Lakeside (N) Roundabout	3,024,422	511,198	511,199	2,206,810	1/10/2024	20/06/2025	30		RODNEYM	MRRG MU MRRG MULT 2/2			Works in Progress
RDC2030	W4487	Moolanda Boulevard Pedestrian Footbridge	100,000	0	0	375,803	1/07/2025	28/02/2026	0		MICHAELGR	Multi-Year Project			Tender Phase
RDC2031	W4488	Hepburn Av-Lilburne/Walter Padbury	1,328,346	51,110	51,110	1,914,949	1/01/2025	31/10/2025	0		RODNEYM	Multi-Year Project			Works Programed
RDC2032	W4530	Eddystone Ave - Joondalup to Honeybush	51,675	8,579	8,579	45,099	1/10/2025	31/03/2026	0		RODNEYM	MRRG MU MRRG MULT 2/3			Design Phase
Program Totals:			4,598,728	587,204	587,659	4,725,046									

FPN New Pathways Program

Project Code	Cost Code	Project Description	Revised Budget Amount FY	Revised Budget Amount YTD	Project Actuals	PO Commitments as at 06 March 2025	Proposed Construction Date	Proposed Construction Completion Date	% Construction Complete	Project Status	Project Manager	Comment	Comment	Completion Date	Project Stage
FPN2011	W4306	Minor Pathway Facilities	50,000	11,019	11,019	0	1/07/2024	30/06/2025	83		RODNEYM				Works in Progress
FPN2205	W4650	Bracadale Ave - Glengarry to Lennoxton	55,000	84	84	0	1/11/2024	29/11/2024	100		RODNEYM	Actual Corr Project Withdrawn		19/12/2024	Project Withdrawn
FPN2268	W4651	Methuen Way - Strathyre to Train Station	53,000	4,626	4,627	44,099	10/03/2025	30/04/2025	0		RODNEYM				Works Programed
FPN2290	W4653	Woodlake Retreat - North End Pathway	38,000	1,158	1,158	29,337	1/11/2024	21/03/2025	95		RODNEYM				Works in Progress
FPN2299	W4168	Hillarys Cycle Network Expansion	2,280,743	1,659,655	1,661,885	2,475,497	15/09/2023	30/06/2026	25		ANDREW MCK	Multi-Year Project			Works in Progress
FPN2304	W4654	Plumdale Way - Monterey to Parkwood	100,000	100,000	133,677	876	3/02/2025	28/02/2025	100		RODNEYM	Actual Corr Actual Completion		10/01/2025	Works Completed
FPN2305	W4475	Liwara Place	36,433	33,192	33,192	3,241	15/04/2024	31/07/2024	100		RODNEYM	Actual Corr Actual Completion		15/07/2024	Works Completed
FPN2320	W4775	Winton Road - Buick Way to Mens Shed	15,000	12,338	12,338	0	2/09/2024	30/09/2024	100		RODNEYM	Actual Corr Actual Completion		20/09/2024	Works Completed
FPN2321	W4779	Megiddo Way	115,000	10,532	10,533	113,643	2/12/2024	28/02/2025	100		RODNEYM	Actual Corr Actual Completion		28/02/2025	Works Completed
Program Totals:			2,743,176	1,832,604	1,868,513	2,666,693									

FPR Path Replacement Program

Project Code	Cost Code	Project Description	Revised Budget Amount FY	Revised Budget Amount YTD	Project Actuals	PO Commitments as at 06 March 2025	Proposed Construction Date	Proposed Construction Completion Date	% Construction Complete	Project Status	Project Manager	Comment	Comment	Completion Date	Project Stage
FPR2001	W1233	Pathway Replacement Program	30,000	6,994	6,994	1,724	1/07/2024	30/06/2025	50		RODNEYM				Works in Progress
FPR2279	W4503	Joondalup Drive - Collier to Cord	127,311	127,311	127,311	0	18/03/2024	31/07/2024	100		RODNEYM	Actual Corr Actual Completion		25/07/2024	Works Completed
FPR2307	W4655	Ocean Gate Pde - Naturaliste to Bethany	37,000	34,251	34,251	0	2/09/2024	30/09/2024	100		RODNEYM	Actual Corr Actual Completion		27/09/2024	Works Completed
FPR2308	W4656	Rodgers Park - Cobine to Warwick	20,000	16,161	16,161	0	2/09/2024	30/09/2024	100		RODNEYM	Actual Corr Actual Completion		27/09/2024	Works Completed
Program Totals:			214,311	184,717	184,718	1,724									

SWD Stormwater Drainage Program

Project Code	Cost Code	Project Description	Revised Budget Amount FY	Revised Budget Amount YTD	Project Actuals	PO Commitments as at 06 March 2025	Proposed Construction Date	Proposed Construction Completion Date	% Construction Complete	Project Status	Project Manager	Comment	Comment	Completion Date	Project Stage
SWD2001	W2340	Stormwater Drainage Upgrades	60,000	39,520	39,519	0	1/07/2024	30/06/2025	25		GRAHAMW				Works in Progress
SWD2112	W4781	Sump Beautification Program	35,000	25,459	25,459	0	1/07/2024	30/06/2025	0		GRAHAMW				Works Programed
SWD2233	W4471	Noal Gannon Park Sump Beautification	94,903	94,903	94,903	0	1/05/2024	30/08/2024	100		GRAHAMW	Actual Corr Actual Completion		19/07/2024	Works Completed
SWD2234	W4472	Brazier Park Sump Beautification	131,251	131,251	144,862	0	1/10/2024	29/11/2024	100		GRAHAMW	MULT 3/3 / MULT 3/3 Actual Cor		10/12/2024	Works Completed
SWD2235	W4764	Badrick Street Drainage Upgrades	30,000	2,680	2,680	0	1/10/2024	29/11/2024	100		GRAHAMW	Actual Corr Actual Completion		29/12/2024	Works Completed
SWD2239	W4624	Whitfords Nodes Car Park	30,000	23,527	23,527	0	1/10/2024	31/10/2024	100		GRAHAMW	Actual Corr Actual Completion		5/12/2024	Works Completed
SWD2240	W4765	Marjorie Street Drainage Upgrade	36,715	36,715	36,799	0	1/11/2024	30/11/2024	100		GRAHAMW	Actual Corr Actual Completion		10/12/2024	Works Completed
SWD2244	W4766	Priscilla Ave Drainage Upgrades	54,853	54,853	54,853	0	26/08/2024	30/09/2024	100		GRAHAMW	Actual Corr Actual Completion		27/08/2024	Works Completed
SWD2246	W4638	Contour Drive Catchment Upgrade	101,710	81,712	81,712	2,825	15/04/2024	31/12/2025	50		GRAHAMW	MULT 2/3 MULT 2/3			Works in Progress
SWD2247	W4767	Stocker Court Drainage Upgrades	100,000	2,800	2,799	0	1/03/2025	30/04/2025	0		GRAHAMW	MULT 1/2 MULT 1/2			Design Phase
SWD2248	W4768	Morang Court Drainage Upgrades	35,000	26,393	26,392	0	1/03/2025	30/04/2025	100		GRAHAMW	Actual Corr Actual Completion		27/11/2024	Works Completed
SWD2249	W4769	Ashburton Drive Drainage Upgrades	5,000	1,611	1,611	66,284	1/04/2025	31/05/2025	0		GRAHAMW	MULT 1/2 MULT 1/2			Works Programed
SWD2250	W4770	Mandalay Place Drainage Upgrades	5,000	1,361	1,361	35,681	1/04/2025	31/05/2025	0		GRAHAMW	MULT 1/2 MULT 1/2			Works Programed
SWD2251	W4771	Alexander Road Drainage Upgrades	50,000	47,640	47,641	0	3/12/2024	31/12/2024	100		GRAHAMW	Actual Corr Actual Completion		22/11/2024	Works Completed
SWD2252	W4772	Whistler Close Drainage Upgrades	30,000	7,074	7,073	348	1/03/2025	30/06/2025	0		GRAHAMW				Works Programed
SWD2254	W4787	Blue Lake Park Drainage Upgrades	10,000	537	574	0	1/09/2025	30/09/2025	0		GRAHAMW	MULT 1/2 MULT 1/2			Works Phased
SWD2255	W4788	Taylor Way Drainage Upgrade	100,000	0	0	0	1/05/2025	31/05/2025	0		GRAHAMW	MULT 1/2 MULT 1/2			Works Phased
SWD2256	W4793	Burns Beach Park Sump Beautification	10,000	0	0	0	1/09/2026	20/12/2026	0		GRAHAMW	MULT 1/3 MULT 1/3			Works Phased
Program Totals:			919,432	578,036	591,766	105,139									

STL Lighting Program

Project Code	Cost Code	Project Description	Revised Budget Amount FY	Revised Budget Amount YTD	Project Actuals	PO Commitments as at 06 March 2025	Proposed Construction Date	Proposed Construction Completion Date	% Construction Complete	Project Status	Project Manager	Comment	Comment	Completion Date	Project Stage
STL2003	W1602	Joondalup City Centre Lighting	59,161	29,870	29,869	98	1/11/2017	28/11/2025	50		TONYR		Multi-Year Project		Works in Progress
STL2005	W1331	Distributor and Local Road Lighting	30,000	15,302	15,302	4,080	1/07/2024	30/06/2025	50		TONYR				Works in Progress
STL2052	W3020	Lighting Infrastructure Renewal Program	100,000	39,455	39,454	50,733	1/07/2024	30/06/2025	67		TONYR				Works in Progress
STL2121	W4609	Forrest Park Sports Lighting Upgrade	234,383	226,437	226,437	0	19/02/2024	30/09/2024	100		TONYR	Actual Corr	Actual Completion	26/09/2024	Works Completed
STL2122	W4755	Santiago Park Sports Lights Installation	434,835	8,371	8,371	451,585	24/02/2025	30/05/2025	5		TONYR	MULT 1/2	MULT 1/2		Works in Progress
STL2128	W4756	Newham Park Pathway Lighting	20,000	5,106	5,107	7,481	17/03/2025	31/03/2025	0		TONYR				Works Programed
STL2131	W4776	Caledonia Pk Sports Light DESIGN	15,000	0	0	0			0		TONYR	MULT 1/2	MULT 1/2		Works Phased
STL2132	W4612	Wandina Park & PAWs Lighting Improvement	770	770	770	0	1/04/2024	31/08/2024	100		DAVIDH	Actual Corr	Actual Completion	5/08/2024	Works Completed
STL2134	W4757	WOC Car Park Lighting Replacement	75,000	11,778	11,778	54,072	27/01/2025	30/06/2025	0		DAVIDH				Works Programed
STL2135	W4613	Scott Place PAWs Lighting	24,213	1,625	1,626	3,235	17/03/2025	31/03/2025	0		TONYR	MULT 2/2	MULT 2/2		Works Programed
STL2148	W4758	Doveridge to Ripley PAW Lighting	20,000	4,359	4,359	13,386	10/03/2025	30/04/2025	0		DAVIDH				Works Programed
STL2149	W4759	Glengarry to Ripley PAW Lighting	20,000	3,161	3,161	13,386	10/03/2025	30/04/2025	0		DAVIDH				Works Programed
STL2150	W4760	Doveridge to Elderslie PAW Lighting	20,000	3,160	3,161	13,386	10/03/2025	30/04/2025	0		TONYR				Works Programed
STL2158	W4633	Iluka Open Space Power Upgrades DESIGN	15,000	86	86	0			0		DAVIDH	MULT 1/3	MULT 1/3		Works Phased
STL2159	W4634	Sorrento Tennis Club Lighting Upgrade	176,540	149,471	149,470	2,154	3/03/2024	30/09/2024	100		DAVIDH	Actual Corr	Actual Completion	20/01/2025	Works Completed
STL2160	W4762	Penistone Cricket Nets Lighting Upgrade	20,999	0	0	0	14/04/2025	31/05/2025	0		TONYR				Works Phased
STL2161	W4763	CoJ Streetlighting Initiative	5,000	171	171	0			0		DAVIDH		Multi-Year Project		Works Phased
STL2171	W4789	Sorrento Tennis - Cable Replacement	40,000	0	0	0	9/06/2025	19/12/2025	0		DAVIDH	MULT 1/2	MULT 1/2		Works Phased
Program Totals:			1,310,901	499,122	499,121	613,596									

RPR Road Preservation & Rehabilitation Program

Project Code	Cost Code	Project Description	Revised Budget Amount FY	Revised Budget Amount YTD	Project Actuals	PO Commitments as at 06 March 2025	Proposed Construction Date	Proposed Construction Completion Date	% Construction Complete	Project Status	Project Manager	Comment	Comment	Completion Date	Project Stage
RPR2004	W1108	Road Preservation/Rehabilitation Program	100,000	21,035	21,035	6,574	1/07/2024	30/06/2025	25		MATTK				Works in Progress
RPR2005	W4113	Parking Surfaces Renewal Program	6,752	6,751	6,752	0	1/01/2024	30/06/2024	100		MATTK	Actual Corr	Actual Completion	28/06/2024	Works Completed
RPR2837	W4671	Pollock Court	62,815	51,033	51,033	17,700	1/07/2024	31/10/2024	100		MATTK	Actual Corr	Actual Completion	8/11/2024	Works Completed
RPR2838	W4672	Matisse Way	173,914	173,914	180,226	16,736	1/07/2024	31/10/2024	100		MATTK	Actual Corr	Actual Completion	8/11/2024	Works Completed
RPR2936	W4673	Mermaid Way	327,750	4,596	4,596	256,521	1/01/2025	17/04/2025	50		MATTK	RTR	RTR		Works in Progress
RPR3000	W4674	Warbler Close	5,000	440	441	1,887	1/04/2025	31/07/2025	0		MATTK	MULT 1/2	MULT 1/2		Works Phased
RPR3139	W4390	Gwendoline Drive	246,931	0	0	296,679	1/04/2025	30/06/2025	25		RODNEYM		Multi-Year Project		Works in Progress
RPR3272	W4535	Allenswood (SB) - Merivale to Warwick	5,360	5,360	8,110	0	1/10/2023	31/12/2023	100		MATTK	RTR Actua	RTR Actual Completi	20/12/2023	Works Completed
RPR3305	W4675	Craigie Dr - Ocean Reef to Sandalford	20,000	3,632	3,632	0	1/01/2025	30/09/2025	0		MATTK	RTR MULT	RTR MULT 1/2		Works Phased
RPR3306	W4676	Craigie Dr - Sandalford Dr to Coyle Rd	20,000	3,087	3,087	0	1/01/2025	30/09/2025	0		MATTK	RTR MULT	RTR MULT 1/2		Works Phased
RPR3311	W4539	Eddystone Av - Eagle St to Allambie Dr	4,642	4,642	4,642	0	1/10/2023	31/12/2023	100		MATTK	RTR Actua	RTR Actual Completi	15/12/2023	Works Completed
RPR3313	W4541	Pinmore Lane	84,120	73,836	73,837	10,283	1/04/2024	30/08/2024	100		MATTK	Actual Corr	Actual Completion	5/08/2024	Works Completed
RPR3317	W4677	Ayton Way	143,750	19,017	19,017	124,530	1/01/2025	17/04/2025	50		MATTK				Works in Progress
RPR3318	W4678	Marri Park North Carpark	46,000	2,280	2,280	33,680	1/01/2025	17/04/2025	50		MATTK				Works in Progress
RPR3328	W4549	Christmas / King Edward Intersection	1,111	1,111	1,111	0	1/04/2024	30/06/2024	100		MATTK	Actual Corr	Actual Completion	28/06/2024	Works Completed
RPR3329	W4550	Flotilla Road	182,360	178,853	178,853	3,507	1/06/2024	31/08/2024	100		MATTK	Actual Corr	Actual Completion	21/08/2024	Works Completed
RPR3330	W4551	David Cr - Mawson (N) to Mackay (N)	167,145	163,785	163,786	3,358	1/06/2024	31/08/2024	100		MATTK	Actual Corr	Actual Completion	9/08/2024	Works Completed
RPR3334	W4679	Awhina Place	5,000	0	0	0	1/04/2025	31/07/2025	0		MATTK	MULT 1/2	MULT 1/2		Works Phased
RPR3346	W4680	Woods Court	81,531	64,130	64,130	14,910	5/08/2024	30/09/2024	100		MATTK	Actual Corr	Actual Completion	7/10/2024	Works Completed
RPR3356	W4563	Jason Place	1,807	1,807	1,807	0	1/04/2024	30/06/2024	100		MICHAELWH	Actual Corr	Actual Completion	18/06/2024	Works Completed
RPR3357	W4681	Stawell Way	141,450	18,309	18,309	118,955	1/01/2025	17/04/2025	10		MATTK				Works in Progress
RPR3358	W4564	Fraser Way	115,455	101,571	101,571	0	1/04/2024	31/07/2024	100		MATTK	Actual Corr	Actual Completion	12/07/2024	Works Completed
RPR3359	W4682	Sandpiper Street	15,000	0	0	0	1/04/2025	31/07/2025	0		MATTK	MULT 1/2	MULT 1/2		Works Phased

RPR Road Preservation & Rehabilitation Program

Project Code	Cost Code	Project Description	Revised Budget Amount FY	Revised Budget Amount YTD	Project Actuals	PO Commitments as at 06 March 2025	Proposed Construction Date	Proposed Construction Completion Date	% Construction Complete	Project Status	Project Manager	Comment	Comment	Completion Date	Project Stage
RPR3364	W4568	Templetonia Avenue	4,958	4,958	4,958	0	1/01/2024	31/03/2024	100		MATTK	Actual Corr Actual Completion		30/05/2024	Works Completed
RPR3377	W4683	Elwood Court	10,000	336	336	1,887	1/04/2025	31/07/2025	0		MATTK	MULT 1/2	MULT 1/2		Works Phased
RPR3378	W4684	Macedon Place	2,000	545	546	0	1/04/2025	31/07/2025	0		MATTK	MULT 1/2	MULT 1/2		Works Phased
RPR3380	W4685	Blythe Lane	5,000	0	0	0	1/04/2025	31/07/2025	0		MATTK	MULT 1/2	MULT 1/2		Works Phased
RPR3381	W4686	Guardian Loop	10,000	0	0	0	1/04/2025	31/07/2025	0		MATTK	MULT 1/2	MULT 1/2		Works Phased
RPR3382	W4577	Paragon/Santa Anna Intersection	1,004	1,004	1,004	0	1/04/2024	30/06/2024	100		MATTK	Actual Corr Actual Completion		17/06/2024	Works Completed
RPR3383	W4687	Taroona Lane	50,000	0	0	0	1/04/2025	31/07/2025	0		MATTK	MULT 1/2	MULT 1/2		Works Phased
RPR3388	W4688	Tomatin Court	46,000	6,007	6,007	64,905	1/01/2025	17/04/2025	50		MATTK				Works in Progress
RPR3389	W4689	Opal Drive	2,000	0	0	0	1/04/2025	31/07/2025	0		MATTK	MULT 1/2	MULT 1/2		Works Phased
RPR3390	W4690	Topaz Gardens	2,000	0	0	0	1/04/2025	31/07/2025	0		MATTK	MULT 1/2	MULT 1/2		Works Phased
RPR3391	W4691	Whistler Close	10,000	0	0	0	1/04/2025	31/07/2025	0		MATTK	MULT 1/2	MULT 1/2		Works Phased
RPR3392	W4692	Blackthorn Road	203,499	203,499	224,502	4,185	1/10/2024	31/12/2024	100		MATTK	Actual Corr Actual Completion		3/12/2024	Works Completed
RPR3393	W4693	Dericote Way	231,640	231,640	276,012	2,276	1/10/2024	31/12/2024	100		MATTK	Actual Corr Actual Completion		4/12/2024	Works Completed
RPR3394	W4694	Filbert Street	148,146	148,146	163,737	6,001	1/10/2024	31/12/2024	100		MATTK	Actual Corr Actual Completion		2/12/2024	Works Completed
RPR3397	W4695	Norbury Way	169,857	169,857	175,079	7,699	1/10/2024	31/12/2024	100		MATTK	Actual Corr Actual Completion		5/12/2024	Works Completed
RPR3400	W4696	Steamer Road	126,500	105,836	105,837	7,237	1/01/2025	31/03/2025	100		MATTK	Actual Corr Actual Completion		19/12/2024	Works Completed
RPR3401	W4697	Voyage Road	152,109	152,109	155,490	13,112	1/01/2025	31/03/2025	100		MATTK	Actual Corr Actual Completion		19/12/2024	Works Completed
RPR3402	W4698	Cotton Place	63,250	1,044	1,043	68,343	1/01/2025	17/04/2025	50		MATTK				Works in Progress
RPR3403	W4699	Gleddon Way	207,000	25,053	25,054	207,256	1/01/2025	17/04/2025	50		MATTK				Works in Progress
RPR3404	W4586	Gore Place	75,811	63,735	63,736	12,075	1/04/2024	31/08/2024	100		MATTK	Actual Corr Actual Completion		26/07/2024	Works Completed
RPR3405	W4587	Hicks Way	1,406	1,406	1,406	0	1/04/2024	30/06/2024	100		MATTK	Actual Corr Actual Completion		28/06/2024	Works Completed
RPR3406	W4588	Monkhouse Way	161,851	149,320	149,319	12,532	1/06/2024	31/08/2024	100		MATTK	Actual Corr Actual Completion		26/07/2024	Works Completed
RPR3407	W4589	Nash Street	85,078	78,026	78,026	7,052	1/04/2024	31/08/2024	100		MATTK	Actual Corr Actual Completion		19/08/2024	Works Completed
RPR3408	W4590	Sporing Way	219,307	216,368	216,368	2,939	1/06/2024	31/08/2024	100		MATTK	Actual Corr Actual Completion		23/08/2024	Works Completed
RPR3409	W4700	Waterford Drive - Waraker to Lymburner	225,400	3,087	3,087	267,864	1/01/2025	17/04/2025	25		MATTK	RTR	RTR		Works in Progress
RPR3410	W4701	Waterston Gardens	115,000	428	429	151,172	1/01/2025	17/04/2025	15		MATTK				Works in Progress
RPR3415	W4595	Joondalup Dr (SB) - Lakeside(N) to Moore	0	0	168	0	1/10/2023	31/12/2023	100		MATTK	MRRG Act MRRG Actual Compl		7/12/2023	Works Completed
RPR3417	W4702	Acton Rise	102,933	81,665	81,665	21,268	22/07/2024	30/09/2024	100		MATTK	Actual Corr Actual Completion		28/08/2024	Works Completed
RPR3418	W4703	Adare Way	273,404	273,404	298,533	10,102	1/07/2024	31/10/2024	100		MATTK	Actual Corr Actual Completion		8/11/2024	Works Completed
RPR3420	W4704	Durban Crescent	170,867	156,374	156,374	14,493	29/07/2024	31/10/2024	100		MATTK	Actual Corr Actual Completion		7/10/2024	Works Completed
RPR3421	W4705	Harrow Weald Way	102,000	99,364	99,363	10,529	1/07/2024	31/10/2024	100		MATTK	Actual Corr Actual Completion		8/11/2024	Works Completed
RPR3422	W4706	Kidbrooke Way	92,925	85,606	85,606	20,181	1/07/2024	31/10/2024	100		MATTK	Actual Corr Actual Completion		8/11/2024	Works Completed
RPR3423	W4707	Moolanda Blvd - Benbullen to Legana	219,650	93,769	93,770	76,621	1/10/2024	17/04/2025	70		MATTK	RTR	RTR		Works in Progress
RPR3424	W4708	Moolanda Blvd - Hallidon to McDowell	212,750	118,303	118,303	91,409	1/10/2024	31/12/2024	100		MATTK	RTR Actua RTR Actual Completi		21/02/2025	Works Completed
RPR3425	W4709	Moolanda Blvd - McDowell to Benbullen	219,650	124,569	124,569	87,267	1/10/2024	17/04/2025	100		MATTK	RTR Actua RTR Actual Completi		4/03/2025	Works Completed
RPR3426	W4710	Stockwell Way	172,551	172,551	190,653	9,568	1/07/2024	31/10/2024	100		MATTK	Actual Corr Actual Completion		8/11/2024	Works Completed
RPR3427	W4711	Cliverton Court	2,000	1,134	1,133	0	1/04/2025	29/08/2025	0		MATTK	MULT 1/2	MULT 1/2		Works Phased
RPR3428	W4597	Blaxland Way	242,698	231,779	231,779	0	1/04/2024	31/08/2024	100		MATTK	Actual Corr Actual Completion		25/07/2024	Works Completed
RPR3429	W4712	Breen Place	63,250	81	81	84,822	1/01/2025	17/04/2025	50		MATTK				Works in Progress
RPR3430	W4713	Evans Place	57,500	81	81	83,936	1/01/2025	17/04/2025	10		MATTK				Works in Progress
RPR3431	W4598	Hacking Place	81,238	72,416	72,415	0	1/04/2024	31/07/2024	100		MATTK	Actual Corr Actual Completion		19/07/2024	Works Completed
RPR3432	W4714	Irwin Place	36,800	0	0	62,048	1/01/2025	17/04/2025	10		MATTK				Works in Progress
RPR3433	W4599	Livingstone Way	144,544	132,371	132,372	12,172	1/06/2024	31/07/2024	100		MATTK	Actual Corr Actual Completion		16/07/2024	Works Completed
RPR3434	W4715	Macarthur Avenue	5,000	1,937	1,937	249,642	1/01/2025	17/04/2025	10		MATTK	MULT 1/2	MULT 1/2		Works in Progress
RPR3435	W4600	Nile Court	47,290	32,212	32,212	15,078	1/04/2024	31/07/2024	100		MATTK	Actual Corr Actual Completion		16/07/2024	Works Completed
RPR3436	W4601	Stanley Place	79,859	60,317	60,316	19,543	1/04/2024	31/07/2024	100		MATTK	Actual Corr Actual Completion		16/07/2024	Works Completed

RPR Road Preservation & Rehabilitation Program

Project Code	Cost Code	Project Description	Revised Budget Amount FY	Revised Budget Amount YTD	Project Actuals	PO Commitments as at 06 March 2025	Proposed Construction Date	Proposed Construction Completion Date	% Construction Complete	Project Status	Project Manager	Comment	Comment	Completion Date	Project Stage
RPR3437	W4716	Warner Drive	15,000	0	0	0	1/04/2025	31/07/2025	0		MATTK	MULT 1/2	MULT 1/2		Works Phased
RPR3438	W4717	Hakea Place	5,000	0	0	0	1/04/2025	29/08/2025	0		MATTK	MULT 1/2	MULT 1/2		Works Phased
RPR3440	W4718	Ackworth Crescent	237,126	237,126	267,571	6,856	1/10/2024	31/12/2024	100		MATTK	Actual Corr	Actual Completion	17/12/2024	Works Completed
RPR3441	W4719	Badrick Street	233,200	208,532	208,534	3,333	1/10/2024	31/12/2024	100		MATTK	Actual Corr	Actual Completion	16/12/2024	Works Completed
RPR3442	W4720	Springvale Drive	355,000	355,000	375,054	13,889	1/10/2024	31/12/2024	100		MATTK	RTR Actua	RTR Actual Completi	18/12/2024	Works Completed
RPR3443	W4721	Willow Road	297,850	297,850	315,610	8,339	1/10/2024	31/12/2024	100		MATTK	Actual Corr	Actual Completion	17/12/2024	Works Completed
RPR3445	W4722	Burntoak Way	159,355	159,355	181,710	6,583	1/07/2024	31/10/2024	100		MATTK	Actual Corr	Actual Completion	8/11/2024	Works Completed
RPR3446	W4723	Crawley Grove	5,000	0	0	0	1/04/2025	31/07/2025	0		MATTK	MULT 1/2	MULT 1/2		Works Phased
RPR3447	W4724	Kilburn Rise	102,244	90,395	90,395	11,849	22/07/2024	30/09/2024	100		MATTK	Actual Corr	Actual Completion	28/08/2024	Works Completed
RPR3448	W4725	Passerine Close	5,000	147	147	348	1/04/2025	31/07/2025	0		MATTK	MULT 1/2	MULT 1/2		Works Phased
RPR3449	W4726	Jade Grove	5,000	147	147	1,864	1/04/2025	31/07/2025	0		MATTK	MULT 1/2	MULT 1/2		Works Phased
RPR3450	W4727	Portsea Place	2,000	0	0	0	1/04/2025	31/07/2025	0		MATTK	MULT 1/2	MULT 1/2		Works Phased
RPR3451	W4728	Moss Court	63,595	41,941	41,941	21,654	5/08/2024	30/09/2024	100		MATTK	Actual Corr	Actual Completion	7/10/2024	Works Completed
RPR3452	W4729	Reid Court	64,372	61,735	61,736	2,637	5/08/2024	30/09/2024	100		MATTK	Actual Corr	Actual Completion	7/10/2024	Works Completed
RPR3453	W4730	Glenfield Road	305,604	302,785	302,784	3,466	5/08/2024	30/09/2024	100		MATTK	Actual Corr	Actual Completion	8/10/2024	Works Completed
RPR3454	W4731	Fontley Road	186,186	186,186	190,846	4,163	29/07/2024	31/10/2024	100		MATTK	Actual Corr	Actual Completion	7/10/2024	Works Completed
RPR3455	W4732	Claygate Way	303,882	303,882	311,937	13,758	29/07/2024	31/10/2024	100		MATTK	Actual Corr	Actual Completion	7/10/2024	Works Completed
RPR3456	W4733	Edgel Court	49,213	43,290	43,290	13,741	29/07/2024	31/10/2024	100		MATTK	Actual Corr	Actual Completion	3/10/2024	Works Completed
RPR3457	W4734	Iolanthe Drive	143,750	328	328	134,725	1/01/2025	17/04/2025	0		MATTK				Works Programed
RPR3458	W4735	Stoke Rise	111,920	105,707	105,707	6,213	22/07/2024	30/09/2024	100		MATTK	Actual Corr	Actual Completion	28/08/2024	Works Completed
RPR3459	W4736	Legana Avenue	241,792	235,198	235,198	6,594	5/08/2024	30/09/2024	100		MATTK	Actual Corr	Actual Completion	11/09/2024	Works Completed
RPR3460	W4737	Beltana Road	213,000	3,182	3,182	0	1/04/2025	30/06/2025	0		RODNEYM				Quotation Phase
RPR3461	W4738	Henton Place	2,000	0	0	0	1/04/2025	31/07/2025	0		MATTK	MULT 1/2	MULT 1/2		Works Phased
RPR3462	W4739	Newham Way	209,609	206,274	206,273	3,417	1/07/2024	30/09/2024	100		MATTK	Actual Corr	Actual Completion	23/09/2024	Works Completed
RPR3463	W4740	Shepherds Bush Dr - Peckham to New Cross	186,523	186,523	229,050	877	1/10/2024	31/12/2024	100		MATTK	Actual Corr	Actual Completion	17/12/2024	Works Completed
RPR3464	W4741	Carob Place	57,404	53,762	53,762	4,836	1/10/2024	31/12/2024	100		MATTK	Actual Corr	Actual Completion	3/12/2024	Works Completed
RPR3465	W4742	West Coast Drv SB - Hepburn to SLK 2.70	79,039	76,277	76,277	9,117	1/10/2024	31/12/2024	100		MATTK	MRRG Act	MRRG Actual Compl	29/10/2024	Works Completed
RPR3466	W4743	Joondalup Dr SB - Eddystone to Treetop	111,168	104,435	104,435	1,897	1/10/2024	31/12/2024	100		MATTK	MRRG Act	MRRG Actual Compl	11/11/2024	Works Completed
RPR3467	W4744	West Coast Dr SB -SLK 2.7 to St Helier	142,709	103,420	103,420	13,375	1/10/2024	31/12/2024	100		MATTK	MRRG Act	MRRG Actual Compl	30/10/2024	Works Completed
RPR3468	W4745	Hodges Drive WB Joondalup Dr to Mitchell	61,813	0	0	0	1/01/2025	31/05/2025	0		MATTK	MRRG	MRRG		Works Phased
RPR3469	W4746	Hepburn Ave EB Gibson Ave to Lilburne Rd	173,625	108,002	108,002	9,476	1/10/2024	31/12/2024	100		MATTK	MRRG Act	MRRG Actual Compl	25/11/2024	Works Completed
RPR3470	W4747	Whitfords Ave EB - Marmion to Alexander	371,541	334,057	334,056	0	1/10/2024	31/12/2024	100		MATTK	MRRG Act	MRRG Actual Compl	11/11/2024	Works Completed
RPR3471	W4748	Lakeside Dr - Chancellor to Grassbird	421,115	2,787	2,786	420,637	1/01/2025	31/03/2025	100		MATTK	MRRG Act	MRRG Actual Compl	5/03/2025	Works Completed
RPR3472	W4749	Shenton Ave EB -Lawley Ct to McLarty Ave	87,160	499	499	54,593	1/01/2025	31/03/2025	100		MATTK	MRRG Act	MRRG Actual Compl	27/02/2025	Works Completed
RPR3473	W4750	Beach Rd EB -Springvale Dr to Dorchester	242,134	242,134	256,665	300	1/10/2024	31/12/2024	100		MATTK	MRRG Act	MRRG Actual Compl	6/11/2024	Works Completed
RPR3474	W4751	Joondalup Dr NB- Moore Dr to Lakeside Dr	146,174	88,566	88,566	1,545	1/10/2024	31/12/2024	100		MATTK	MRRG Act	MRRG Actual Compl	10/11/2024	Works Completed
RPR3475	W4752	Warburton Ave- Leichhardt to Leichhardt	15,000	2,499	2,499	0	1/04/2025	29/08/2025	0		MATTK	MULT 1/2	MULT 1/2		Works Phased
RPR3476	W4753	Bridgewater Drv - Shelley to Clevedon	418,750	84,397	85,149	135,179	1/01/2025	17/04/2025	50		MATTK				Works in Progress
RPR3477	W4782	Warwick Road - Currajong to Lilburne	65,000	0	0	0	1/05/2025	31/05/2025	0		MATTK	MRRG	MRRG		Works Phased
RPR3478	W4783	Warwick Road - Roche to Currajong	120,000	0	0	0	1/05/2025	31/05/2025	0		MATTK	MRRG	MRRG		Works Phased
RPR3479	W4784	Warwick Road - Allenswood to Cockman	310,000	0	0	0	1/05/2025	31/05/2025	0		MATTK	MRRG	MRRG		Works Phased
RPR3480	W4785	Warwick Road - Oronsay to Dorchester	350,000	0	0	0	1/05/2025	31/05/2025	0		MATTK	MRRG	MRRG		Works Phased
Program Totals:			13,289,471	8,425,944	8,729,115	3,525,797									

BCW Building Construction Works Program

Project Code	Cost Code	Project Description	Revised Budget Amount FY	Revised Budget Amount YTD	Project Actuals	PO Commitments as at 06 March 2025	Proposed Construction Date	Proposed Construction Completion Date	% Construction Complete	Project Status	Project Manager	Comment	Comment	Completion Date	Project Stage
BCW2020	W4104	Building Component Renewal Program	240,000	114,488	114,487	31,220		30/06/2025	80		MARIUSE				Works in Progress
BCW2025	W2609	Building Capital Upgrade Works	50,000	12,926	12,926	40,095		31/03/2025	49		MARIUSE				Works in Progress
BCW2028	W4494	Sir James McCusker Park Toilets	170,948	170,948	185,089	5,590	1/07/2024	18/10/2024	100		MARIUSE	MULT 2/2	MULT 2/2 Actual Cor	25/10/2024	Works Completed
BCW2450	W2616	Environmental Initiatives	100,000	12,327	12,326	1,500	13/02/2024	27/06/2025	14		MARIUSE				Works in Progress
BCW2573	W3070	Short Life Services Renewal Program	310,000	193,391	193,391	58,455	1/07/2024	30/06/2025	93		MARIUSE				Works in Progress
BCW2596	W4495	Prince Regent Park Facility Upgrade	23,906	23,906	42,881	35,312	1/06/2025	30/06/2026	0		MARIUSE	MULT 2/3	MULT 2/3		Design Phase
BCW2609	W4777	Community Performing Arts Improvements	704	704	704	0			0		MIKES		Multi-Year Project		Works Phased
BCW2620	W4332	Civic Centre/Library Slab Waterproofing	691,088	691,088	696,649	3,425	1/02/2024	31/10/2024	100		MARIUSE	MULT 3/3	MULT 3/3 Actual Cor	20/12/2024	Works Completed
BCW2640	W4333	Percy Doyle Community Sporting Facility	1,450,093	1,021,894	1,021,894	113,314	1/07/2024	30/04/2025	73		MARIUSE	MULT 3/3	MULT 3/3		Works in Progress
BCW2644	W4647	Mullaloo SLSC Changerooms Refurb DESIGN	20,000	1,375	1,375	0			0		MARIUSE	MULT 1/2	MULT 1/2		Design Phase
BCW2669	W4335	Greenwood Scout Hall Refurbishment	269,207	269,207	270,578	10,175	1/04/2024	25/10/2024	100		MARIUSE	MULT 3/3	MULT 3/3 Actual Cor	25/10/2024	Works Completed
BCW2674	W4628	Grove Child Care UAT	80,000	840	839	93,539	1/01/2025	30/04/2025	40		MARIUSE	MULT 2/2	MULT 2/2		Works in Progress
BCW2676	W4496	Joondalup Admin Roof Balustrades	189,547	189,547	190,104	0	1/02/2024	16/08/2024	100		MARIUSE	MULT 2/2	MULT 2/2 Actual Cor	29/08/2024	Works Completed
BCW2677	W4648	Civic Precinct VAVs Replacement	83,599	48,760	48,761	0	12/08/2024	31/10/2024	100		MARIUSE	Actual Cor	Actual Completion	4/10/2024	Works Completed
BCW2679	W4649	Gibson Park UAT	170,000	77,062	77,061	99,720	15/01/2025	31/03/2025	95		MARIUSE				Works in Progress
BCW2680	W4645	Joondalup Civic/Library Chiller Replacem	806,897	15,478	15,478	814,845	1/09/2024	31/05/2025	33		MARIUSE	MULT 2/2	MULT 2/2		Works in Progress
BCW2690	W4791	Craigie Leisure Centre Roof Replacement	90,000	0	0	71,688	17/02/2025	30/04/2025	5		MARIUSE				Works in Progress
BCW2692	W4794	SES Winton Road Depot Facility Upgrade	53,000	0	0	77,590	17/02/2025	14/04/2025	5		MARIUSE				Works in Progress
Program Totals:			4,798,989	2,843,941	2,884,543	1,456,467									

MPP Major Projects Program

Project Code	Cost Code	Project Description	Revised Budget Amount FY	Revised Budget Amount YTD	Project Actuals	PO Commitments as at 06 March 2025	Proposed Construction Date	Proposed Construction Completion Date	% Construction Complete	Project Status	Project Manager	Comment	Comment	Completion Date	Project Stage
MPP2006	W3527	Pinnaroo Point - Cafe/Kiosk/Restaurant	141,215	0	0	55,541	1/10/2022	31/05/2025	97		MARIUSE		Multi-Year Project		Works in Progress
MPP2076	W4483	Sorrento SLSC Redevelopment	610,845	201,651	201,650	615,890	1/07/2026	29/09/2027	0		MARIUSE		Multi-Year Project		Design Phase
MPP2077	W3706	Burns Beach - Cafe/Kiosk/Restaurant	155,505	13,594	13,594	34,178	1/09/2026	31/03/2028	0		TOMC		Multi-Year Project		Design Phase
MPP2080	W4177	Burns Beach Coastal Node Redevelopment	193,981	63,907	64,831	0	1/09/2026	31/03/2028	0		TOMC		Multi-Year Project		Design Phase
MPP2081	W4629	Duncraig Adventure Hub	8,130,000	2,213,839	2,213,861	6,181,589	1/02/2024	30/10/2026	61		MICHELLEME		Multi-Year Project		Works in Progress
MPP2083	W4630	City Centre Place Activation	1,052,749	321,390	321,427	480,470	18/11/2024	12/03/2025	49		LUKEW		Multi-Year Project		Works in Progress
Program Totals:			10,284,295	2,814,381	2,815,363	7,367,667									
Grand Totals:			49,900,228	23,454,033	23,960,349	25,394,002									

Project Status for Multi-Year Projects		Number of Projects	% of Projects
Multi Year Project Manageable issues		0	0%
Multi Year Proceeding according to plan-Green		0	0%
Sum:		0	100%

Project Status Incl CFwds (excl Multi Year)		Number of Projects	% of Projects
		112	59%
		79	41%
		0	0%
		0	0%
		0	0%
Sum:		191	100%



Key Capital Works Project Quarterly Status Report

A Global City: Bold | Creative | Prosperous



City of
Joondalup

Project Code	BCW2596		
Project Name	Prince Regent Park Facility Upgrade		
Project Description	Refurbishment of toilet / changerooms and construction of external park universal access toilet, kiosk and additional storage facilities		
Project Manager	Manager Asset Management	Project Sponsor	Director Infrastructure Services
Month Ending	February	Multi Year Project	MULT 2/3
Overall Status Scheduling		Overall Status Budget	
Overall Project Comment	On Track		

Status - Colour Key	
Proceeding according to plan/phasing	
Manageable issues exist	
Serious issues – may need help	
Completed	
Carry forward to next financial year	

Budget / Expenditure Summary	
24/25 Revised Budget	23,906
Total Project Budget	690,000
Prior Year Actuals	20,846
24/25 Actuals	42,881
Commitments	35,312
Remaining Project Balance	590,961

Milestone	Planned Start Date	Planned Finish Date	Revised/Actual Finish Date	% Complete	Task Status
Concept	1/03/2023	31/05/2023	31/05/2023	100%	
Engagement	1/06/2023	31/08/2023	31/08/2023	100%	
Detailed/Final Design	1/11/2023	26/04/2024	28/02/2025	100%	
Procurement	1/08/2024	30/06/2025		5%	
Construction	1/06/2025	30/06/2026		0%	



Key Capital Works Project Quarterly Status Report

A Global City: Bold | Creative | Prosperous



City of
Joondalup

Project Code	BCW2620		
Project Name	Civic Centre/Library Slab Waterproofing		
Project Description	Waterproofing of the suspended roof slabs and drainage improvements in the Civic Centre and Library undercroft parking areas		
Project Manager	Manager Asset Management	Project Sponsor	Director Infrastructure Services
Month Ending	February	Multi Year Project	MULT 3/3
Overall Status Scheduling			
Overall Project Comment	Completed		

Status - Colour Key	
Proceeding according to plan/phasing	
Manageable issues exist	
Serious issues – may need help	
Completed	
Carry forward to next financial year	

Budget / Expenditure Summary	
24/25 Revised Budget	691,088
Total Project Budget	1,730,622
Prior Year Actuals	1,039,534
24/25 Actuals	696,649
Commitments	3,425
Remaining Project Balance	- 8,986

Project Milestones					
Milestone	Planned Start Date	Planned Finish Date	Revised/Actual Finish Date	% Complete	Task Status
Concept	1/02/2023	31/03/2023	31/10/2022	100%	
Engagement					
Detailed/Final Design	1/04/2023	31/05/2023	31/05/2023	100%	
Procurement	1/08/2023	31/07/2024	13/12/2023	100%	
Construction	1/02/2024	31/10/2024	20/12/2024	100%	



Key Capital Works Project Quarterly Status Report

A Global City: Bold | Creative | Prosperous



City of
Joondalup

Project Code	BCW2640		
Project Name	Percy Doyle Community Sporting Facility		
Project Description	Upgrade of changerooms for unisex usage and construction of external park universal access toilet and additional storage facilities. Works include renewal of heating, cooling, alarm system, flooring and walls rendering as required		
Project Manager	Manager Asset Management	Project Sponsor	Director Infrastructure Services
Month Ending	February	Multi Year	MULT 3/3
Overall Status		Overall Status	
Scheduling		Budget	
Overall Project Comment	On Track		

Status - Colour Key	
Proceeding according to plan/phasing	
Manageable issues exist	
Serious issues – may need help	
Completed	
Carry forward to next financial year	

Budget / Expenditure Summary	
24/25 Revised Budget	1,450,093
Total Project Budget	1,501,974
Prior Year Actuals	51,881
24/25 Actuals	1,021,894
Commitments	113,314
Remaining Project Balance	314,885

Project Milestones					
Milestone	Planned Start Date	Planned Finish Date	Revised/Actual Finish Date	% Complete	Task Status
Concept	1/01/2024	31/03/2024	31/03/2022	100%	
Engagement					
Detailed/Final Design	1/04/2024	30/06/2024	12/02/2024	100%	
Procurement	1/07/2024	30/04/2025	21/06/2024	100%	
Construction	15/07/2024	25/04/2025		80%	



Key Capital Works Project Quarterly Status Report

A Global City: Bold | Creative | Prosperous



City of
Joondalup

Project Code	BCW2669		
Project Name	Greenwood Scout Hall Refurbishment		
Project Description	Refurbishment works at Greenwood Scout Hall and minor works at Calectasia Hall		
Project Manager	Manager Asset Management	Project Sponsor	Director Infrastructure Services
Month Ending	February	Multi Year Project	MULT 3/3
Overall Status Scheduling		Overall Status Budget	
Overall Project Comment	Completed		

Status - Colour Key	
Proceeding according to plan/phasing	
Manageable issues exist	
Serious issues – may need help	
Completed	
Carry forward to next financial year	

Budget / Expenditure Summary	
24/25 Revised Budget	269,207
Total Project Budget	677,823
Prior Year Actuals	408,616
24/25 Actuals	270,578
Commitments	10,175
Remaining Project Balance	- 11,546

Project Milestones					
Milestone	Planned Start Date	Planned Finish Date	Revised/Actual Finish Date	% Complete	Task Status
Concept	1/10/2022	30/06/2023	30/06/2023	100%	
Engagement	1/01/2023	30/06/2023	30/06/2023	100%	
Detailed/Final Design	1/06/2023	30/11/2023	8/12/2023	100%	
Procurement	29/09/2023	29/02/2024	5/04/2024	100%	
Construction	1/04/2024	25/10/2024	25/10/2024	100%	



Key Capital Works Project Quarterly Status Report

A Global City: Bold | Creative | Prosperous



City of
Joondalup

Project Code	BCW2676		
Project Name	Joondalup Admin Roof Balustrades		
Project Description	Replacement of rooftop height safety balustrades, building surround balustrades and footing walls		
Project Manager	Manager Asset Management	Project Sponsor	Director Infrastructure Services
Month Ending	February	Multi Year Project	MULT 2/2
Overall Status Scheduling		Overall Status Budget	
Overall Project Comment	Completed		

Status - Colour Key	
Proceeding according to plan/phasing	
Manageable issues exist	
Serious issues – may need help	
Completed	
Carry forward to next financial year	

Budget / Expenditure Summary	
24/25 Revised Budget	189,547
Total Project Budget	1,308,145
Prior Year Actuals	1,118,598
24/25 Actuals	190,104
Commitments	-
Remaining Project Balance	- 557

Project Milestones					
Milestone	Planned Start Date	Planned Finish Date	Revised/Actual Finish Date	% Complete	Task Status
Concept	1/07/2023	31/07/2023	31/07/2023	100%	
Engagement	1/12/2023	29/12/2023	25/08/2023	100%	
Detailed/Final Design	1/08/2023	31/08/2023	1/09/2023	100%	
Procurement	1/08/2023	31/07/2024	13/12/2023	100%	
Construction	1/02/2024	16/08/2024	29/08/2024	100%	



Key Capital Works Project Quarterly Status Report

A Global City: Bold | Creative | Prosperous



City of
Joondalup

Project Code	BCW2680		
Project Name	Joondalup Civic/Library Chiller Replacement		
Project Description	Replacement of chiller and 4 chiller water pumps servicing the Joondalup Civic Centre and Library facilities		
Project Manager	Manager Asset Management	Project Sponsor	Director Infrastructure Services
Month Ending	February	Multi Year Project	MULT 2/2
Overall Status Scheduling		Overall Status Budget	
Overall Project Comment	On Track		

Status - Colour Key	
Proceeding according to plan/phasing	
Manageable issues exist	
Serious issues – may need help	
Completed	
Carry forward to next financial year	

Budget / Expenditure Summary	
24/25 Revised Budget	806,897
Total Project Budget	840,411
Prior Year Actuals	33,514
24/25 Actuals	15,478
Commitments	814,845
Remaining Project Balance	- 23,426

Project Milestones					
Milestone	Planned Start Date	Planned Finish Date	Revised/Actual Finish Date	% Complete	Task Status
Concept	1/02/2024	29/02/2024	8/03/2024	100%	
Engagement					
Detailed/Final Design	1/03/2024	31/03/2024	5/04/2024	100%	
Procurement	1/04/2024	30/04/2025		95%	
Construction	1/04/2025	31/05/2025		5%	



Key Capital Works Project Quarterly Status Report

A Global City: Bold | Creative | Prosperous



City of
Joondalup

Project Code	FNM2103		
Project Name	Coastal and Estuarine Mitigation Program		
Project Description	Renewal and upgrade of existing Coastal Protection Structures including MAAC Seawall, Sorrento Seawall, Sorrento Groyne and Mullaloo Seawall		
Project Manager	Manager Engineering Services	Project Sponsor	Director Infrastructure Services
Month Ending	February	Multi Year Project	MULT 2/3
Overall Status Scheduling		Overall Status Budget	
Overall Project Comment	On Track		

Status - Colour Key	
Proceeding according to plan/phasing	
Manageable issues exist	
Serious issues – may need help	
Completed	
Carry forward to next financial year	

Budget / Expenditure Summary	
24/25 Revised Budget	65,785
Total Project Budget	1,281,041
Prior Year Actuals	72,128
24/25 Actuals	30,124
Commitments	31,292
Remaining Project Balance	1,147,497

MAAC Seawall

Project Milestones					
Milestone	Planned Start Date	Planned Finish Date	Revised/Actual Finish Date	% Complete	Task Status
Concept	1/07/2023	30/06/2024	30/06/2024	100%	
Engagement					
Detailed/Final Design	1/07/2024	31/03/2025		50%	
Procurement	1/04/2025	31/08/2025		0%	
Construction	1/09/2025	31/05/2026		0%	

Sorrento Seawall

Project Milestones					
Milestone	Planned Start Date	Planned Finish Date	Revised/Actual Finish Date	% Complete	Task Status
Concept	1/07/2023	30/06/2024	30/06/2024	100%	
Engagement					
Detailed/Final Design	1/07/2024	31/03/2025		50%	
Procurement	1/04/2025	31/08/2025		0%	
Construction	1/09/2025	31/05/2026		0%	



Key Capital Works Project Quarterly Status Report

A Global City: Bold | Creative | Prosperous



City of
Joondalup

Sorrento Central Groyne

Project Milestones					
Milestone	Planned Start Date	Planned Finish Date	Revised/Actual Finish Date	% Complete	Task Status
Concept	1/07/2023	30/06/2024	30/06/2024	100%	
Engagement					
Detailed/Final Design	1/07/2024	31/03/2025		50%	
Procurement	1/04/2025	31/08/2025		0%	
Construction	1/09/2025	31/05/2026		0%	

Sorrento Southern Groyne

Project Milestones					
Milestone	Planned Start Date	Planned Finish Date	Revised/Actual Finish Date	% Complete	Task Status
Concept	1/07/2023	30/06/2024	30/06/2024	100%	
Engagement					
Detailed/Final Design	1/07/2024	31/03/2025		50%	
Procurement	1/04/2025	31/08/2025		0%	
Construction	1/09/2025	31/05/2026		0%	

Mullaloo Surf Club

Project Milestones					
Milestone	Planned Start Date	Planned Finish Date	Revised/Actual Finish Date	% Complete	Task Status
Concept	1/07/2023	30/06/2024	30/06/2024	100%	
Engagement					
Detailed/Final Design	1/07/2024	31/03/2025		50%	
Procurement	1/04/2025	31/08/2025		0%	
Construction	1/09/2025	31/05/2026		0%	



Key Capital Works Project Quarterly Status Report

A Global City: Bold | Creative | Prosperous



City of
Joondalup

Project Code	FPN2299		
Project Name	Hillarys Cycle Network Expansion		
Project Description	Upgrade to the coastal shared pathway, including other pathway-associated upgrades, between Hillarys and Burns Beach and installation of a shared pathway along Hepburn Avenue between Gibson Avenue and Whitfords Avenue (multi-year project)		
Project Manager	Manager Engineering Services	Project Sponsor	Director Infrastructure Services
Month Ending	February	Multi Year Project	MULTI-YR
Overall Status Scheduling		Overall Status Budget	
Overall Project Comment	On Track		

Status - Colour Key	
Proceeding according to plan/phasing	
Manageable issues exist	
Serious issues – may need help	
Completed	
Carry forward to next financial year	

Budget / Expenditure Summary	
24/25 Revised Budget	2,280,743
Total Project Budget	8,239,000
Prior Year Actuals	1,361,747
24/25 Actuals	1,661,885
Commitments	2,475,497
Remaining Project Balance	2,739,871

Southern Section

Project Milestones					
Milestone	Planned Start Date	Planned Finish Date	Revised/Actual Finish Date	% Complete	Task Status
Concept	1/07/2022	4/11/2022	30/11/2022	100%	
Engagement					
Detailed/Final Design	7/11/2022	27/03/2024	26/06/2023	100%	
Procurement	13/05/2024	31/08/2024	29/11/2024	100%	
Construction	12/08/2024	31/10/2025		50%	

Northern Section

Project Milestones					
Milestone	Planned Start Date	Planned Finish Date	Revised/Actual Finish Date	% Complete	Task Status
Concept	1/07/2022	4/11/2022	30/11/2022	100%	
Engagement					
Detailed/Final Design	12/06/2023	31/12/2024	21/05/2024	100%	
Procurement	1/10/2025	31/12/2025		0%	
Construction	2/03/2026	30/06/2026		0%	



Key Capital Works Project Quarterly Status Report

A Global City: Bold | Creative | Prosperous



City of
Joondalup

Project Code	MPP2076		
Project Name	Sorrento SLSC Redevelopment		
Project Description	Redevelopment of Sorrento Surf Life Saving Club		
Project Manager	Manager Asset Management	Project Sponsor	Director Infrastructure Services
Month Ending	February	Multi Year Project	MULTI-YR
Overall Status Scheduling		Overall Status Budget	
Overall Project Comment	On Track		

Status - Colour Key	
Proceeding according to plan/phasing	
Manageable issues exist	
Serious issues – may need help	
Completed	
Carry forward to next financial year	

Budget / Expenditure Summary	
24/25 Revised Budget	610,845
Total Project Budget	13,927,880
Prior Year Actuals	55,371
24/25 Actuals	201,650
Commitments	615,890
Remaining Project Balance	13,054,969

Project Milestones					
Milestone	Planned Start Date	Planned Finish Date	Revised/Actual Finish Date	% Complete	Task Status
Concept	1/08/2022	30/09/2022	25/11/2022	100%	
Engagement	1/10/2022	26/02/2024	1/03/2024	100%	
Detailed/Final Design	1/08/2023	29/09/2025		35%	
Procurement	1/02/2025	30/01/2026		0%	
Construction	1/02/2026	29/09/2027		0%	



Key Capital Works Project Quarterly Status Report

A Global City: Bold | Creative | Prosperous



City of
Joondalup

Project Code	MPP2077		
Project Name	Burns Beach - Cafe/Kiosk/Restaurant		
Project Description	Construction of a Cafe/Kiosk/Restaurant at Burns Beach Foreshore		
Project Manager	Manager Engineering Services	Project Sponsor	Director Infrastructure Services
Month Ending	February	Multi Year Project	MULTI-YR
Overall Status Scheduling		Overall Status Budget	
Overall Project Comment	On Track		

Status - Colour Key	
Proceeding according to plan/phasing	
Manageable issues exist	
Serious issues – may need help	
Completed	
Carry forward to next financial year	

Budget / Expenditure Summary	
24/25 Revised Budget	155,505
Total Project Budget	5,200,000
Prior Year Actuals	14,292
24/25 Actuals	13,594
Commitments	34,178
Remaining Project Balance	5,137,936

Project Milestones					
Milestone	Planned Start Date	Planned Finish Date	Revised/Actual Finish Date	% Complete	Task Status
Concept	1/06/2020	4/09/2020	4/09/2020	100%	
Engagement	13/05/2021	21/07/2021	21/07/2021	100%	
Detailed/Final Design	1/09/2024	1/03/2026		5%	
Procurement	1/07/2025	31/12/2026		0%	
Construction					



Key Capital Works Project Quarterly Status Report

A Global City: Bold | Creative | Prosperous

City of
Joondalup

Project Code	MPP2080		
Project Name	Burns Beach Coastal Node Redevelopment		
Project Description	Redevelopment of infrastructure at the Burns Beach Coastal Node, aligning with the construction of a Cafe / Kiosk / Restaurant at Burns Beach foreshore, as per the Burns Beach Master Plan		
Project Manager	Manager Engineering Services	Project Sponsor	Director Infrastructure Services
Month Ending	February	Multi Year Project	MULTI-YR
Overall Status Scheduling		Overall Status Budget	
Overall Project Comment	On Track		

Status - Colour Key

Proceeding according to plan/phasing	
Manageable issues exist	
Serious issues – may need help	
Completed	
Carry forward to next financial year	

Budget / Expenditure Summary

24/25 Revised Budget	193,981
Total Project Budget	5,500,000
Prior Year Actuals	2,756
24/25 Actuals	64,831
Commitments	-
Remaining Project Balance	5,432,413

Civil

Project Milestones

Milestone	Planned Start Date	Planned Finish Date	Revised/Actual Finish Date	% Complete	Task Status
Concept	1/06/2020	4/09/2020	4/09/2020	100%	
Engagement	13/05/2021	21/07/2021	21/07/2021	100%	
Detailed/Final Design	1/09/2024	30/06/2025		5%	
Procurement	1/07/2025	31/12/2025		0%	
Construction				0%	

Landscaping

Project Milestones

Milestone	Planned Start Date	Planned Finish Date	Revised/Actual Finish Date	% Complete	Task Status
Concept	1/06/2020	4/09/2020	4/09/2020	100%	
Engagement	13/05/2021	21/07/2021	21/07/2021	100%	
Detailed/Final Design	1/09/2024	1/03/2026		5%	
Procurement	1/03/2026	26/06/2026		0%	
Construction				0%	



Key Capital Works Project Quarterly Status Report

A Global City: Bold | Creative | Prosperous



City of
Joondalup

Project Code	MPP2081		
Project Name	Duncraig Adventure Hub		
Project Description	Provision of outdoor youth recreation facilities, including a skate park, at Percy Doyle Reserve		
Project Manager	Manager Parks and Natural Environment	Project Sponsor	Director Infrastructure Services
Month Ending	February	Multi Year Project	MULTI-YR
Overall Status Scheduling		Overall Status Budget	
Overall Project Comment	On Track - Additional funding listed for consideration for the 25/26 Capital Works Budget		

Status - Colour Key	
Proceeding according to plan/phasing	
Manageable issues exist	
Serious issues – may need help	
Completed	
Carry forward to next financial year	

Budget / Expenditure Summary	
24/25 Revised Budget	8,130,000
Total Project Budget	8,500,000
Prior Year Actuals	317,615
24/25 Actuals	2,213,861
Commitments	6,181,589
Remaining Project Balance	- 213,065

Project Milestones					
Milestone	Planned Start Date	Planned Finish Date	Revised/Actual Finish Date	% Complete	Task Status
Concept	1/04/2023	30/06/2023	30/06/2023	100%	
Engagement					
Detailed/Final Design	30/06/2023	31/03/2024	14/05/2024	100%	
Procurement	29/02/2024	30/06/2025		90%	
Construction	1/02/2024	1/08/2025		50%	



Key Capital Works Project Quarterly Status Report

A Global City: Bold | Creative | Prosperous



City of
Joondalup

Project Code	PDP2362		
Project Name	Warwick NORTH Cluster Pk Revitalisation		
Project Description	Landscape improvements to Hillwood Park North, Carr Park and Hillwood Park South		
Project Manager	Manager Parks and Natural Environment	Project Sponsor	Director Infrastructure Services
Month Ending	February	Multi Year Project	CARRYFWD
Overall Status Scheduling		Overall Status Budget	
Overall Project Comment	Completed		

Status - Colour Key	
Proceeding according to plan/phasing	
Manageable issues exist	
Serious issues – may need help	
Completed	
Carry forward to next financial year	

Budget / Expenditure Summary	
24/25 Revised Budget	35,663
Total Project Budget	780,000
Prior Year Actuals	744,282
24/25 Actuals	5,208
Commitments	-
Remaining Project Balance	30,510

Project Milestones					
Milestone	Planned Start Date	Planned Finish Date	Revised/Actual Finish Date	% Complete	Task Status
Concept	21/07/2022	7/08/2022	30/11/2022	100%	
Engagement					
Detailed/Final Design	8/08/2022	7/11/2022	30/03/2023	100%	
Procurement	1/07/2024	31/10/2024	12/09/2024	100%	
Construction	1/03/2024	30/11/2024	12/09/2024	100%	



Key Capital Works Project Quarterly Status Report

A Global City: Bold | Creative | Prosperous



City of
Joondalup

Project Code	PDP2364		
Project Name	Whitfords West Pk Amenity Improvement		
Project Description	Landscape upgrades at Whitfords West Park (multi-year project)		
Project Manager	Manager Parks and Natural Environment	Project Sponsor	Director Infrastructure Services
Month Ending	February	Multi Year Project	MULT 3/3
Overall Status Scheduling		Overall Status Budget	
Overall Project Comment	Completed		

Status - Colour Key	
Proceeding according to plan/phasing	
Manageable issues exist	
Serious issues – may need help	
Completed	
Carry forward to next financial year	

Budget / Expenditure Summary	
24/25 Revised Budget	285,642
Total Project Budget	325,000
Prior Year Actuals	39,358
24/25 Actuals	283,522
Commitments	-
Remaining Project Balance	2,120

Project Milestones					
Milestone	Planned Start Date	Planned Finish Date	Revised/Actual Finish Date	% Complete	Task Status
Concept	1/10/2022	14/11/2022	1/12/2022	100%	
Engagement					
Detailed/Final Design	12/09/2023	22/12/2023	31/01/2024	100%	
Procurement	1/07/2024	29/10/2024	29/10/2024	100%	
Construction	5/08/2024	29/11/2024	29/10/2024	100%	



Key Capital Works Project Quarterly Status Report

A Global City: Bold | Creative | Prosperous



City of
Joondalup

Project Code	PEP2891		
Project Name	Gibson Park Pump Track		
Project Description	Design and construction of a pump track at Gibson Park		
Project Manager	Manager Parks and Natural	Project Sponsor	Director Infrastructure Services
Month Ending	February	Multi Year	MULT 2/2
Overall Status		Overall Status	
Scheduling		Budget	
Overall Project Comment	Completed		

Status - Colour Key	
Proceeding according to plan/phasing	
Manageable issues exist	
Serious issues – may need help	
Completed	
Carry forward to next financial year	

Budget / Expenditure Summary	
24/25 Revised Budget	587,567
Total Project Budget	600,000
Prior Year Actuals	12,433
24/25 Actuals	349,928
Commitments	262,208
Remaining Project Balance	- 24,569

Project Milestones					
Milestone	Planned Start Date	Planned Finish Date	Revised/Actual Finish Date	% Complete	Task Status
Concept	1/08/2024	30/09/2024	20/09/2024	100%	
Engagement					
Detailed/Final Design	10/09/2024	21/11/2024	16/12/2024	100%	
Procurement	14/02/2025	6/02/2025	5/03/2025	100%	
Construction	19/12/2024	6/04/2025	5/03/2025	100%	



Key Capital Works Project Quarterly Status Report

A Global City: Bold | Creative | Prosperous



City of
Joondalup

Project Code	PEP2892		
Project Name	Whitfords West Park Pump and Jump		
Project Description	Design and construction of pump track, jump line and basketball pad with hoop, at Whitfords West Park		
Project Manager	Manager Parks and Natural Environment	Project Sponsor	Director Infrastructure Services
Month Ending	February	Multi Year Project	MULT 2/3
Overall Status Scheduling		Overall Status Budget	
Overall Project Comment	On Track		

Status - Colour Key	
Proceeding according to plan/phasing	
Manageable issues exist	
Serious issues – may need help	
Completed	
Carry forward to next financial year	

Budget / Expenditure Summary	
24/25 Revised Budget	40,000
Total Project Budget	1,380,500
Prior Year Actuals	9,066
24/25 Actuals	8,489
Commitments	29,462
Remaining Project Balance	1,333,483

Project Milestones					
Milestone	Planned Start Date	Planned Finish Date	Revised/Actual Finish Date	% Complete	Task Status
Concept	4/11/2024	31/03/2025		10%	
Engagement					
Detailed/Final Design	9/12/2024	31/05/2025		0%	
Procurement	14/02/2024	30/09/2025		50%	
Construction	11/07/2025	28/11/2025		0%	



Key Capital Works Project Quarterly Status Report

A Global City: Bold | Creative | Prosperous



City of
Joondalup

Project Code	PEP2893		
Project Name	Lysander Park Pump Track		
Project Description	Design and construction of a pump track at Lysander Park		
Project Manager	Manager Parks and Natural Environment	Project Sponsor	Director Infrastructure Services
Month Ending	February	Multi Year	MULT 2/2
Overall Status		Overall Status	
Scheduling		Budget	
Overall Project Comment	On Track		

Status - Colour Key	
Proceeding according to plan/phasing	
Manageable issues exist	
Serious issues – may need help	
Completed	
Carry forward to next financial year	

Budget / Expenditure Summary	
24/25 Revised Budget	595,000
Total Project Budget	606,713
Prior Year Actuals	11,713
24/25 Actuals	181,676
Commitments	292,274
Remaining Project Balance	121,050

Project Milestones					
Milestone	Planned Start Date	Planned Finish Date	Revised/Actual Finish Date	% Complete	Task Status
Concept	9/09/2024	7/10/2024	31/10/2024	100%	
Engagement					
Detailed/Final Design	8/10/2024	16/12/2024	16/12/2024	100%	
Procurement	14/02/2025	29/03/2025		95%	
Construction	13/01/2025	30/04/2025		50%	



Key Capital Works Project Quarterly Status Report

A Global City: Bold | Creative | Prosperous



City of
Joondalup

Project Code	PFP2102		
Project Name	Tom Simpson Nth/Sth Carparks Improvement		
Project Description	Upgrade of south and north carparks servicing Tom Simpson Park to align with the coastal shared path upgrade project. Works to include reconfiguration to optimise layout and resurfacing		
Project Manager	Manager Engineering Services	Project Sponsor	Director Infrastructure Services
Month Ending	February	Multi Year Project	MULT 2/2
Overall Status Scheduling		Overall Status Budget	
Overall Project Comment	Completed		

Status - Colour Key	
Proceeding according to plan/phasing	
Manageable issues exist	
Serious issues – may need help	
Completed	
Carry forward to next financial year	

Budget / Expenditure Summary	
24/25 Revised Budget	927,155
Total Project Budget	955,940
Prior Year Actuals	28,785
24/25 Actuals	957,605
Commitments	5,224
Remaining Project Balance	- 35,674

Project Milestones					
Milestone	Planned Start Date	Planned Finish Date	Revised/Actual Finish Date	% Complete	Task Status
Concept	0/01/1900	0/01/1900	22/12/2021	100%	
Engagement					
Detailed/Final Design	3/08/2023	22/12/2023	31/05/2024	100%	
Procurement	2/06/2024	12/07/2024	10/07/2024	100%	
Construction	1/08/2024	29/11/2024	20/12/2024	100%	



Key Capital Works Project Quarterly Status Report

A Global City: Bold | Creative | Prosperous



City of
Joondalup

Project Code	RDC2027		
Project Name	Joondalup Dr/Hodges Dr Int. Upgrade		
Project Description	Upgrade of Joondalup Drive / Hodges Drive intersection, including additional right turn lane from Hodges Drv to Joondalup Drv southbound and upgrades to turning pockets, lighting, pedestrian facilities & Mitchell Fwy southbound access (multi-year project)		
Project Manager	Manager Engineering Services	Project Sponsor	Director Infrastructure Services
Month Ending	February	Multi Year Project	MULTI-YR
Overall Status Scheduling		Overall Status Budget	
Overall Project Comment	Manageable Issues		

Status - Colour Key	
Proceeding according to plan/phasing	
Manageable issues exist	
Serious issues – may need help	
Completed	
Carry forward to next financial year	

Budget / Expenditure Summary	
24/25 Revised Budget	49,285
Total Project Budget	4,584,000
Prior Year Actuals	262,965
24/25 Actuals	15,758
Commitments	181,186
Remaining Project Balance	4,124,091

Project Milestones					
Milestone	Planned Start Date	Planned Finish Date	Revised/Actual Finish Date	% Complete	Task Status
Concept	1/02/2020	31/05/2020	31/05/2020	100%	
Engagement					
Detailed/Final Design	10/01/2022	30/06/2025		85%	
Procurement	1/07/2024	28/02/2026		0%	
Construction	15/07/2025	30/06/2026		0%	



Key Capital Works Project Quarterly Status Report

A Global City: Bold | Creative | Prosperous



City of
Joondalup

Project Code	RDC2029		
Project Name	Joondalup / Lakeside (N) Roundabout		
Project Description	Upgrade of Joondalup Drive / Lakeside Drive (north) intersection to a roundabout. Works include northbound cycle lane bypass, skid resistance treatments and upgrades to lighting and pedestrian / cyclist facilities (multi-year project)		
Project Manager	Manager Engineering Services	Project Sponsor	Director Infrastructure Services
Month Ending	February	Multi Year Project	MULT 2/2
Overall Status Scheduling		Overall Status Budget	
Overall Project Comment	Manageable Issues		

Status - Colour Key	
Proceeding according to plan/phasing	
Manageable issues exist	
Serious issues – may need help	
Completed	
Carry forward to next financial year	

Budget / Expenditure Summary	
24/25 Revised Budget	3,024,422
Total Project Budget	3,100,000
Prior Year Actuals	12,789
24/25 Actuals	511,199
Commitments	2,206,810
Remaining Project Balance	369,202

Project Milestones					
Milestone	Planned Start Date	Planned Finish Date	Revised/Actual Finish Date	% Complete	Task Status
Concept	1/02/2021	31/05/2021	14/05/2021	100%	
Engagement					
Detailed/Final Design	2/05/2023	31/07/2024	15/08/2024	100%	
Procurement	1/07/2024	31/08/2024	25/09/2024	100%	
Construction	1/10/2024	20/06/2025		30%	



Key Capital Works Project Quarterly Status Report

A Global City: Bold | Creative | Prosperous



City of
Joondalup

Project Code	RDC2030		
Project Name	Moolanda Boulevard Pedestrian Footbridge		
Project Description	Replacement of the Pedestrian Footbridge over Moolanda Boulevard in Kingsley (Inc Shared Path)		
Project Manager	Manager Engineering Services	Project Sponsor	Director Infrastructure Services
Month Ending	February	Multi Year Project	MULTI-YR
Overall Status Scheduling		Overall Status Budget	
Overall Project Comment	Manageable Issues		

Status - Colour Key	
Proceeding according to plan/phasing	
Manageable issues exist	
Serious issues – may need help	
Completed	
Carry forward to next financial year	

Budget / Expenditure Summary	
24/25 Revised Budget	100,000
Total Project Budget	3,327,000
Prior Year Actuals	288,771
24/25 Actuals	-
Commitments	375,803
Remaining Project Balance	2,662,426

Project Milestones					
Milestone	Planned Start Date	Planned Finish Date	Revised/Actual Finish Date	% Complete	Task Status
Concept					
Engagement					
Detailed/Final Design	9/01/2023	30/08/2024	31/10/2024	100%	
Procurement	1/08/2024	30/05/2025		50%	
Construction	1/07/2025	28/02/2026	TBA	0%	



Key Capital Works Project Quarterly Status Report

A Global City: Bold | Creative | Prosperous



City of
Joondalup

Project Code	RDC2031		
Project Name	Hepburn Av-Lilburne/Walter Padbury		
Project Description	Upgrade of Hepburn Avenue between Lilburne Avenue and Walter Padbury Boulevard, including the installation of traffic signals at Lilburne Avenue intersection and a dual-lane roundabout at Walter Padbury Boulevard intersection (multi-year project)		
Project Manager	Manager Engineering Services	Project Sponsor	Director Infrastructure Services
Month Ending	February	Multi Year Project	MULTI-YR
Overall Status Scheduling		Overall Status Budget	
Overall Project Comment	On Track		

Status - Colour Key	
Proceeding according to plan/phasing	
Manageable issues exist	
Serious issues – may need help	
Completed	
Carry forward to next financial year	

Budget / Expenditure Summary	
24/25 Revised Budget	1,328,346
Total Project Budget	5,000,000
Prior Year Actuals	72,881
24/25 Actuals	51,110
Commitments	1,914,949
Remaining Project Balance	2,961,060

Project Milestones					
Milestone	Planned Start Date	Planned Finish Date	Revised/Actual Finish Date	% Complete	Task Status
Concept	29/05/2022	22/12/2022	31/12/2022	100%	
Engagement					
Detailed/Final Design	1/05/2024	31/10/2024	29/10/2024	100%	
Procurement	1/11/2024	30/11/2024	26/02/2025	100%	
Construction	24/02/2025	31/10/2025		0%	



Key Capital Works Project Quarterly Status Report

A Global City: Bold | Creative | Prosperous



City of
Joondalup

Project Code	RDC2032		
Project Name	Eddystone Ave - Joondalup to Honeybush		
Project Description	Upgrade of Eddystone Avenue from Joondalup Drive to Honeybush Drive. Works include construction of an additional westbound lane and modification of turning lanes at Joondalup Drive and Honeybush Drive intersections (multi-year project)		
Project Manager	Manager Engineering Services	Project Sponsor	Director Infrastructure Services
Month Ending	February	Multi Year Project	MULT 2/3
Overall Status Scheduling		Overall Status Budget	
Overall Project Comment	On Track		

Status - Colour Key	
Proceeding according to plan/phasing	
Manageable issues exist	
Serious issues – may need help	
Completed	
Carry forward to next financial year	

Budget / Expenditure Summary	
24/25 Revised Budget	51,675
Total Project Budget	2,038,650
Prior Year Actuals	39,668
24/25 Actuals	8,579
Commitments	45,099
Remaining Project Balance	1,945,304

Project Milestones					
Milestone	Planned Start Date	Planned Finish Date	Revised/Actual Finish Date	% Complete	Task Status
Concept	1/01/2022	31/05/2022	31/05/2022	100%	
Engagement					
Detailed/Final Design	28/08/2023	31/03/2025		85%	
Procurement	1/01/2025	6/05/2025		0%	
Construction	1/10/2025	31/03/2026		0%	



Key Capital Works Project Quarterly Status Report

A Global City: Bold | Creative | Prosperous



City of
Joondalup

Project Code	SBS2093		
Project Name	Ocean Reef/Gwendoline Inter. Upgrade		
Project Description	Realign WB carriageway to provide continuous cycle lane and improved sightlines, reconfigure left turn pocket on eastern approach, and extend rightturn pocket western approach on Ocean Reef. Install left turn pocket on Gwendoline Dr. Upgrade Ped Facility		
Project Manager	Manager Engineering Services	Project Sponsor	Director Infrastructure Services
Month Ending	February	Multi Year Project	MULTI-YR
Overall Status Scheduling		Overall Status Budget	
Overall Project Comment	On Track		

Status - Colour Key	
Proceeding according to plan/phasing	
Manageable issues exist	
Serious issues – may need help	
Completed	
Carry forward to next financial year	

Budget / Expenditure Summary	
24/25 Revised Budget	1,065,072
Total Project Budget	1,187,600
Prior Year Actuals	107,528
24/25 Actuals	-
Commitments	1,173,485
Remaining Project Balance	- 93,413

Project Milestones					
Milestone	Planned Start Date	Planned Finish Date	Revised/Actual Finish Date	% Complete	Task Status
Concept	1/02/2019	30/06/2019	30/06/2019	100%	
Engagement					
Detailed/Final Design	1/12/2021	31/12/2023	9/01/2024	100%	
Procurement	1/01/2024	31/12/2024	31/12/2024	100%	
Construction	1/04/2025	30/06/2025		5%	



Key Capital Works Project Quarterly Status Report

A Global City: Bold | Creative | Prosperous



City of
Joondalup

Project Code	SBS2095		
Project Name	Hepburn/Amalfi Roundabout Improvement		
Project Description	Improvements to the Hepburn Avenue / Amalfi Drive / Howland Road Roundabout. Works include pre-deflection on east approach, skid resistance treatments and upgrades to lighting, pedestrian and cyclist facilities		
Project Manager	Manager Engineering Services	Project Sponsor	Director Infrastructure Services
Month Ending	February	Multi Year Project	MULTI-YR
Overall Status Scheduling		Overall Status Budget	
Overall Project Comment	Completed		

Status - Colour Key	
Proceeding according to plan/phasing	
Manageable issues exist	
Serious issues – may need help	
Completed	
Carry forward to next financial year	

Budget / Expenditure Summary	
24/25 Revised Budget	837,410
Total Project Budget	977,872
Prior Year Actuals	35,462
24/25 Actuals	844,453
Commitments	73,062
Remaining Project Balance	24,896

Project Milestones					
Milestone	Planned Start Date	Planned Finish Date	Revised/Actual Finish Date	% Complete	Task Status
Concept	1/01/2021	31/07/2021	31/07/2021	100%	
Engagement					
Detailed/Final Design	3/04/2023	29/02/2024	11/06/2024	100%	
Procurement	16/06/2024	19/07/2024	30/07/2024	100%	
Construction	16/09/2024	31/03/2025	5/03/2025	100%	



Key Capital Works Project Quarterly Status Report

A Global City: Bold | Creative | Prosperous



City of
Joondalup

Project Code	SBS2096		
Project Name	Hepburn/Karuah Intersection Improvement		
Project Description	Improvements to the Hepburn Avenue / Karuah Way intersection. Works include left & right turn pockets, eastbound shoulder, kerbing realignments, school crossing relocation and upgrades to lighting, pedestrian and cyclist facilities		
Project Manager	Manager Engineering Services	Project Sponsor	Director Infrastructure Services
Month Ending	February	Multi Year Project	CARRYFWD
Overall Status Scheduling		Overall Status Budget	
Overall Project Comment	Completed		

Status - Colour Key	
Proceeding according to plan/phasing	
Manageable issues exist	
Serious issues – may need help	
Completed	
Carry forward to next financial year	

Budget / Expenditure Summary	
24/25 Revised Budget	630,343
Total Project Budget	986,490
Prior Year Actuals	358,087
24/25 Actuals	585,343
Commitments	35,532
Remaining Project Balance	7,528

Project Milestones					
Milestone	Planned Start Date	Planned Finish Date	Revised/Actual Finish Date	% Complete	Task Status
Concept	1/03/2021	30/06/2021	31/05/2021	100%	
Engagement					
Detailed/Final Design	2/05/2022	31/01/2024	31/01/2024	100%	
Procurement	27/11/2023	30/04/2024	8/03/2024	100%	
Construction	22/05/2024	31/08/2024	14/08/2024	100%	



Key Capital Works Project Quarterly Status Report

A Global City: Bold | Creative | Prosperous



City of
Joondalup

Project Code	SBS2097		
Project Name	Hepburn/Moolanda Roundabout Construction		
Project Description	Upgrade of Hepburn Avenue and Moolanda Boulevard intersection to a two-lane		
Project Manager	Manager Engineering Services	Project Sponsor	Director Infrastructure Services
Month Ending	February	Multi Year	MULT 2/3
Overall Status		Overall Status	
Scheduling		Budget	
Overall Project Comment	On Track		

Status - Colour Key	
Proceeding according to plan/phasing	
Manageable issues exist	
Serious issues – may need help	
Completed	
Carry forward to next financial year	

Budget / Expenditure Summary	
24/25 Revised Budget	15,000
Total Project Budget	1,350,000
Prior Year Actuals	30,221
24/25 Actuals	8,883
Commitments	8,373
Remaining Project Balance	1,302,523

Project Milestones					
Milestone	Planned Start Date	Planned Finish Date	Revised/Actual Finish Date	% Complete	Task Status
Concept	1/03/2022	30/06/2022	30/06/2022	100%	
Engagement					
Detailed/Final Design	11/03/2024	31/03/2025		95%	
Procurement	1/07/2025	30/09/2025		0%	
Construction	1/09/2025	31/12/2025		0%	



Key Capital Works Project Quarterly Status Report

A Global City: Bold | Creative | Prosperous



City of
Joondalup

Project Code	STL2122		
Project Name	Santiago Park Sports Lights Installation		
Project Description	Installation of four new poles and sports lights to illuminate park to the required standards		
Project Manager	Manager Engineering Services	Project Sponsor	Director Infrastructure Services
Month Ending	February	Multi Year	MULT 1/2
Overall Status		Overall Status	
Scheduling		Budget	
Overall Project Comment	On Track		

Status - Colour Key	
Proceeding according to plan/phasing	
Manageable issues exist	
Serious issues – may need help	
Completed	
Carry forward to next financial year	

Budget / Expenditure Summary	
24/25 Revised Budget	434,835
Total Project Budget	509,835
Prior Year Actuals	-
24/25 Actuals	8,371
Commitments	451,585
Remaining Project Balance	49,879

Project Milestones					
Milestone	Planned Start Date	Planned Finish Date	Revised/Actual Finish Date	% Complete	Task Status
Concept					
Engagement					
Detailed/Final Design	23/09/2024	31/10/2024	29/11/2024	100%	
Procurement	4/11/2024	22/11/2024	30/12/2024	100%	
Construction	24/02/2025	30/05/2025		5%	