

CITY OF JOONDALUP

MINUTES OF THE MEETING OF THE OCEAN REEF DEVELOPMENT COMMITTEE HELD IN CONFERENCE ROOM 2, JOONDALUP CIVIC CENTRE, BOAS AVENUE, JOONDALUP ON 29 AUGUST 2001.

ATTENDANCE AND APOLOGIES

Committee Members

Mayor J Bombak JP (left meeting at 17.42 hrs returned at 19.11 hrs)
Cr C Baker
Cr D Carlos
Cr P Kimber
Cr J Hollywood
Cr M O'Brien (left the meeting at 18.32 hrs returned at 18.34 hrs)
Cr G Kenworthy (left meeting at 18.40 hrs returned at 18.45 hrs)
Cr J Hurst Deputy for Cr Mackintosh (joined meeting at 17.56 hrs)

Officers

Mr R Fischer Executive Manager Strategic Planning
Mr C Higham Director Planning and Development
Mr J Kirton Manager Strategic and Organisation Development
Mr P McQue Senior Policy Officer

Apologies

Cr C Mackintosh
Cr A Walker

The Executive Manager Strategic Planning declared the meeting open at 17.37 hrs.

1. ELECTION OF OCEAN REEF DEVELOPMENT COMMITTEE CHAIRPERSON

Section 5.12 of the Local Government Act 1995 requires a committee appointed by a local government to appoint a presiding member as the first item of business at its first meeting. Section 2.3 of the Act requires the Chief Executive Officer to preside until a Chairperson is appointed, however the Chief Executive Officer nominated the Executive Manager Strategic Planning to preside in his absence. Nominations for the positions of Chairperson and Deputy Chairperson are to be given in writing, with the vote to be conducted by secret ballot.

The Executive Manager Strategic Planning advised that only one nomination had been received for the position of Chairperson being Cr Baker. There being no further nominations, the Executive Manager Strategic Planning declared Cr Baker as Chairperson. Cr Baker assumed the Chair at this point.

2. ELECTION OF OCEAN REEF DEVELOPMENT COMMITTEE DEPUTY CHAIRPERSON

The Executive Manager Strategic Planning advised that no nominations had been received for the position of Deputy Chairperson. Cr Kimber then indicated an interest and submitted a written nomination. There being no further nominations, Cr Baker declared Cr Kimber elected to the position of Deputy Chairperson.

3. DECLARATIONS OF FINANCIAL INTEREST

No declarations were received.

4. ITEMS OF BUSINESS

4.1 TERMS OF REFERENCE

There was general discussion on the draft Terms of Reference, Attachment 1, surrounding the need for all Councillors to be provided a copy of the Ocean Reef Development Committee Minutes.

There was also considerable discussion on whether to reduce the quorum from 6 to 5 Members.

The Mayor left the room at 17.42 hrs.

MOVED Cr O'Brien, SECONDED Cr Kimber that:

- 1. Clause 4.5 of the Terms of Reference be amended to provide for all Councillors to be provided a copy of the Ocean Reef Development Committee Minutes.**
- 2. The amended Terms of Reference be adopted.**

The Motion was Put and

CARRIED

Cr Hurst entered the room at 17.56 hrs.

4.2 OCEAN REEF LOT 1029 – DESCRIPTION OF LAND HOLDING, AUGUST 2001

The Paper provided details of Lot 1029 in relation to land tenure and area, leases, reserves, Bush Forever, environment, heritage, native title and statutory procedures. It was provided for the Committee's referral.

A selection of maps on Ocean Reef Lot 1029 were also provided for the Committee's information. The various parcels of land involved in the master planning exercise at Ocean Reef are:

- (a) Reserve N^o 20561 north and south of the boat harbour.
- (b) Pt Lot 1029 and Lot 1032 being land owned by the City of Joondalup.
- (c) Lot 1033 being land owned by the Water Corporation.
- (d) Reserve N^o 36732, under Management Order with the Water Corporation; shortly to be transferred to the City.
- (e) Reserve N^o 39014, being portion of Swan Location 10518 under Management Order with the Department of Transport; shortly to be transferred to the City.
- (f) Reserve N^o 39014, being portion of Swan Location 10519 under Management Order with the Department of Transport shortly to be transferred to the City.

The Chairperson requested that the draft Deed of Agreement between the City, Department of Transport and Water Corporation for the Vesting of the Groynes be tabled for information at the next meeting.

Cr Carlos requested that the original structure plans for the Ocean Reef site be tabled for information at the next meeting.

MOVED Cr Kimber, SECONDED Cr Kenworthy that the Ocean Reef Development Committee NOTES the Ocean Reef Paper – Description of Land Holding, August 2001.

The Motion was Put and

CARRIED

4.3 LOT 1029 OCEAN REEF AND BOAT LAUNCHING FACILITY - A PRELIMINARY OVERVIEW OF THE COMMERCIAL POTENTIAL OF THE LOCATION AND FACILITIES, TUREN PROPERTY CONSULTING, NOVEMBER 2000.

Turen Property Consulting was commissioned by the City of Joondalup in November 2000 to provide a brief overview and identification of the commercial

potential both long and short term for Lot 1029. This confidential report was used as the basis for the Business Plan presented to Council last year, and was provided for the Committee's referral.

MOVED Cr Kimber, SECONDED Cr Kenworthy that the Ocean Reef Development Committee NOTES the Preliminary Overview of the Commercial Potential of the Location and Facilities Report – Turen Property Consulting, November 2000.

The Motion was Put and

CARRIED

4.4 OCEAN REEF STRUCTURE PLAN REPORT – PLANNING GROUP, JULY 2000.

As part of the City's consideration of Bush Forever, The Planning Group was commissioned by the City of Joondalup in May 2000 to prepare a report detailing three possible options for potential development scenarios for Lot 1029. This confidential report was provided for the Committee's referral.

MOVED Cr Kimber, SECONDED Cr Kenworthy that the Ocean Reef Development Committee NOTES the Ocean Reef Structure Plan Report, Planning Group, July 2000.

The Motion was Put and

CARRIED

4.5 FLORA AND VEGETATION ASSESSMENT OF LOT 1029, BUSHPLAN SITE 325, MATTISKE CONSULTING, JULY 2000.

As part of the City's consideration of Bush Forever, Mattiske Consulting was commissioned by the Planning Group to prepare a report detailing flora and vegetation assessment for Lot 1029. This confidential report was provided for the Committee's referral.

MOVED Cr Kimber, SECONDED Cr Kenworthy that the Ocean Reef Development Committee NOTES the Flora and Vegetation Assessment of Lot 1029, Bushplan Site 325, Mattiski Consulting, August 2000.

The Motion was Put and

CARRIED

4.6 BUSH FOREVER AND LOT 1029 OCEAN REEF REPORT, AUGUST 2001.

The City's Local Agenda 21 Officer prepared a report detailing Bush Forever and reviewing Bush Forever considerations and implications in relation to Lot 1029.

Bush Forever has identified Lot 1029 as being subject to Bush Forever with regionally significant bushland within and in the vicinity. However there is a notation to the effect that the Ocean Reef facility and associated land is a possible future strategic regional recreation and tourism node. Negotiations are continuing with the Ministry for Planning to identify the extent of development allowed on Lot 1029.

MOVED Cr Kimber, SECONDED Cr Kenworthy that the Ocean Reef Development Committee NOTES the Bush Forever and Lot 1029 Ocean Reef Report, August 2001.

The Motion was Put and

CARRIED

4.7 LANDSTART BROCHURE – JOINT VENTURE

Landstart, the land development unit for the Ministry of Housing plays a pivotal role in the development of its broadhectare land. These land developments are often undertaken in the role joint ventures. A brochure detailing Landstart's objective of joint ventures, examples of joint ventures and the process involved was provided for the Committee's information.

MOVED Cr Kimber, SECONDED Cr Kenworthy that the Ocean Reef Development Committee NOTES the Landstart Joint Venture Document.

The Motion was Put and

CARRIED

4.8 MR LOU D'ALESSANDRO – DALCORP HOLDINGS PTY LTD

Mr Lou D'Alessandro is the former Executive Director of Landstart, has had extensive experience in projects and joint ventures on a similar scale to that of Ocean Reef. He is currently a Director of Dalcop Holdings and is able to bring considerable expertise and knowledge to the Ocean Reef Development Committee.

Mr D'Alessandro was invited to brief the Committee on a number of issues including:

- The need to set objectives, goals, processes and timeframes for such developments;

- Outline the need to balance the competing expectations of the project e.g. community, Council and business;
- provide an understanding of joint ventures, and what outcomes to expect from joint ventures;
- how to prepare an effective Master Plan for the site, and what should be considered in the Master Plan;
- issues required to be addressed for the various stages of such a development;
- how to consider and evaluate the various options for development, identification of key issues and the viability of various developments;
- the realising of revenue generation potential for the Council.

Mr D'Alessandro addressed the Committee on options available to the Council, the advantages and disadvantages of each and how best to proceed with this project. Mr D'Alessandro suggested that this project was a very unique and opportune project, and that the Council was very fortunate to be in a position to own this land freehold.

Mr D'Alessandro suggested to the Committee the importance and the fundamental task was firstly to develop a clear and concise set of Objectives for the Ocean Reef project. Other aspects included the development of Strategies, a Milestone Plan, Appoint a Project Manager, begin consultation with the community and then proceed with concept planning. Issues to consider include the social, environmental, viability issues and financial issues. The Master Planning phase would require a whole of Government approach with community participation and involvement.

Mr D'Alessandro suggested that if the Council were to sell the Land, they could lose control of the development. There were also implications if the Council chose to leave the site as it is. Mr D'Alessandro suggested a number of ways that a Joint Venture could be undertaken. Undertaking a Joint Venture would allow the Council to continue to have input and control over initiatives, have representation at a Board level, and reduce the risk and vulnerability to Council, with the developer having a greater knowledge in this area and assuming some of the risk.

Mr D'Alessandro suggested that the Council and probable Joint Venturer would have to undertake negotiated planning and outcomes with the Ministry for Planning in relation to the Bushplan claim over the site.

Mr D'Alessandro suggested that the process could be quite lengthy with the tender timeframe alone being around 12 months.

It was suggested that the Committee undertake a site visit in the near future to familiarise themselves with the project.

Cr O'Brien left the room at 18.32 hrs and returned at 18.34 hrs.

Cr Kenworthy left the room at 18.40 hrs and returned at 18.41 hrs.

4.8 APPOINTMENT OF A PROJECT MANAGER

A project of this magnitude will require considerable human resources to advance and progress through the various stages. A Project Manager, whether appointed as an internal position or engaging a consultant will have to be appointed in the near future. There is budgeted funding provided for such an appointment.

The Project Manager will be required to begin the process of preparing the Master Plan, engaging in community consultation, negotiating with current and potential stakeholders in this development, liaising with potential joint venture partners, and the preparation of tender documentation in the long term.

The Mayor entered the Meeting at 19.11 hrs.

Discussion took place on the need to appoint a Project Manager to begin the initial tasks for this project prior to going to tender for a Joint Venture.

It was requested that a discussion paper be prepared for the Committee's consideration detailing the best way to approach the appointment of a Project Manager outlining the options and scope available.

5. OTHER BUSINESS

The Chairperson requested that Landcorp be invited to address the next meeting of the Ocean Reef Development Committee on their advice in managing projects of this nature.

An article on the Mandurah Marina Plan from the West Australian Newspaper, Wednesday 29 August 2001 was tabled for the Committee's information.

6. DATE OF NEXT MEETING

The next meeting of the Ocean Reef Development Committee will be held in Conference Room 2, Joondalup Civic Centre, Boas Avenue Joondalup at 5.30pm Wednesday, 26 September 2001.

7. CLOSURE

There being no further business the Chairperson declared the Meeting closed at 7.20pm.