

CITY OF JOONDALUP

MINUTES OF THE MEETING OF THE CITY DEPOT SITE COMMITTEE HELD IN CONFERENCE ROOM 3, CITY OF JOONDALUP CIVIC CHAMBERS, ON FRIDAY 8 FEBRUARY 2002.

The Chief Executive Officer opened the meeting at 9.12 am.

1. ATTENDANCE AND APOLOGIES

An apology was received from Councillor Baker.

Attendance:

The Mayor John Bombak JP

Committee Members:

Cr G Kenworthy

Cr M O'Brien

Cr A Walker

Officers:

D Smith Chief Executive Officer

J Turkington Director Resources Management

D Djulbic Director Infrastructure Management

C Higham Director planning and Development

R Fischer Executive Manager Strategic Planning

D Cluning Manager Operations

James Kirton Manager Organisation and Strategic Development

Phil McQue Executive Services

2. ELECTION OF CHAIRMAN

The Chief Executive Officer called for nominations for the position of Chairman.

The Mayor nominated Cr G Kenworthy.

There being no further nominations Cr G Kenworthy was declared Chairman and assumed control of the meeting.

3. ITEMS OF BUSINESS

3.1 Terms of Reference.

The committee addressed the Terms of Reference report noting that the objective is to investigate an alternative City Depot site, for the purpose of accommodating Council's outdoor operations, with the objective of establishing a site preferably within the City of Joondalup. The committee considered the Terms of Reference and agreed to its adoption. **CARRIED.**

3.2 Selection Criteria for City Depot Site.

The Chief Executive Officer introduced the report commenting on the rationale, and proposing the selection criteria for evaluating sites for a City Depot. The Manager Organisation and Strategic Development briefed the committee on the four elements of the criteria, Location; Planning; Social / Political and Development issues.

The committee addressed and endorsed the proposed selection criteria.
CARRIED.

3.3 Presentation of Site Options.

The Chief Executive Officer outlined to the committee the work that has taken place since December 2001 in reviewing the land requirements for a depot and the identification of all sites within the City. The evaluation to identify potential sites was thorough and exhaustive.

The Director Infrastructure Management advised the committee that the initial assessment for a Depot site was an area of approximately 3.6 ha. This area was rounded up to 4 ha. This requirement was based on the premise of changing the management order for land (Beenyup Water Corporation Depot site) and allowing for the possible resumption of waste management services (currently contracted to Wanneroo) in the future. The emphasis at the time was to obtain land at minimal or no cost and it was considered appropriate to ensure all long-term requirements were catered for.

Low priced land at the Wanneroo industrial area was also considered on the basis that 2 ha lots were available and the purchase of two adjacent lots would adequately accommodate the City's long term need and future potential expansion of services.

The Director advised that a further review was undertaken and the requirement had been trimmed to approximately 2.3 ha. It was stressed that it was important to recognise that the reduced requirement was based on the following assumptions:

- No future provision to accommodate waste management activities in house.
- No allowance for a dog pound activities.
- No allowance for greenwaste and topsoil stock piling.
- Minimum allowance for storage of materials for urgent maintenance needs and asset stock not available from suppliers.
- No allowance for the storage of volunteer materials.
- Vehicle and other workshop activities are outsourced.

- Operations administration staff remain at Joondalup Administration Centre.

It was considered by the Director Infrastructure Management that although the requirements had been reduced there was a need to specifically master plan a site to ensure that the depot would operate effectively and that the reduced area is adequate for the Council's operations. It was noted that the shape of the site could impact on the efficiency of the layout.

The Manager Organisation and Strategic Development presented to the committee briefing on the following sites covering the location, zoning, topography and other issues for consideration:

- Joondalup District;
- Joondalup Business Park South;
- Honeybush Drive Edgewater;
- Edgewater Quarry;
- Former Water Corporation Depot site at Beenyup, Ocean Reef Road;
- Woodvale, and
- Craigie Open Space and Freeway reserve.

There was discussion and debate on each of the sites presented. The committee agreed that the only site that did not warrant a site visit was Woodvale.

MOVED Cr O'Brien SECONDED Cr Walker that the committee further resolved that only land within the City should be considered at this stage. CARRIED

The Mayor left the meeting at 9.30 am returning at 9.32 am.

Cr Kenworthy left the meeting at 9.32am returning at 9.34 am.

The Manager Organisation and Strategic Development briefed the committee on the plans for the City of Stirling and City of Melville depot facilities.

The meeting adjourned at 10.07 am for a bus tour of the site options that had been discussed. The bus tour also included a visit to both the City of Stirling and City of Melville depots.

The meeting re-convened at 4.35 pm.

Discussion ensued on the site visits and the committee assessed the Joondalup site as the most viable option for a Depot and the use would be consistent with the current land use in the area.

The Committee's view was that every endeavour should be made to acquire the Joondalup site for a City Depot site. Because of the commercially sensitive nature associated with the acquisition of sites it is proposed that the appointed Property Consultant should act on behalf of the City in the negotiations.

MOVED Cr O'Brien SECONDED Cr Walker that the City Depot Committee recommends to Council that negotiations proceed to acquire the Joondalup site, subject to the appropriate terms and conditions as recommended by the City's solicitor and property consultant being included in the Contracts of Sale.

There was general discussion on issues associated with the Quarry Edgewater site in relation to the change needed in management order to accommodate City purposes and the possible community concerns with the reduction of Park and Recreation reserve at the site.

Cr Walker left the meeting at 4.57 pm and returned at 4.59 pm.

In relation to the Quarry Edgewater, the Mayor suggested that any potential use of this site should be discussed initially by the Quarry Park Committee.

MOVED Cr O'Brien SECONDED Cr Walker that discussions be held with Quarry Park Committee and Lakeside Ward Councillors with a view of formalising the existing City activities on the site. CARRIED.

The meeting closed at 5.05 pm.