

agenda

Ordinary Meeting of Council

NOTICE IS HEREBY GIVEN THAT THE NEXT
ORDINARY MEETING OF THE COUNCIL
OF THE CITY OF JOONDALUP WILL BE HELD IN
THE COUNCIL CHAMBER, JOONDALUP CIVIC CENTRE,
BOAS AVENUE, JOONDALUP

ON **TUESDAY 15 AUGUST 2017**

COMMENCING AT **12.00 Noon**

GARRY HUNT
Chief Executive Officer
11 August 2017

www.joondalup.wa.gov.au

This document is available in alternate formats upon request

PUBLIC QUESTION TIME

Members of the public are requested to lodge questions in writing by 9.00am on **Monday 14 August 2017**

Answers to those questions received within that timeframe will, where practicable, be provided in hard copy form at the Council Meeting.

QUESTIONS TO

council.questions@joondalup.wa.gov.au

PO Box 21 Joondalup WA 6919

www.joondalup.wa.gov.au

PROCEDURES FOR PUBLIC QUESTION TIME

The following procedures for the conduct of Public Question Time were adopted at the Council meeting held on 19 November 2013:

Where a meeting of a committee is open to the public the procedures for public question time and public statement time apply. In this regard these procedures are amended by substituting “Council” with “Committee” to provide proper context.

Questions asked verbally

- 1 Members of the public are invited to ask questions at Council Meetings.
- 2 Questions asked at an Ordinary Council meeting must relate to a matter that affects the City of Joondalup. Questions asked at a Special meeting of Council must relate to the purpose for which the meeting has been called.
- 3 A register will be provided for those persons wanting to ask questions to enter their name. Persons will be requested to come forward in the order in which they are registered, and to give their name and full address.
- 4 Public question time will be limited to two minutes per member of the public, with a limit of two verbal questions per member of the public.
- 5 Statements are not to precede the asking of a question during public question time. Statements should be made during public statement time.
- 6 Members of the public are encouraged to keep their questions brief to enable everyone who desires to ask a question to have the opportunity to do so.
- 7 Public question time will be allocated a minimum of 15 minutes and may be extended in intervals of up to 10 minutes by resolution of Council, but the total time allocated for public questions to be asked and responses to be given is not to exceed 35 minutes in total. Public question time is declared closed following the expiration of the allocated time period, or earlier than such time where there are no further questions.
- 8 Questions are to be directed to the Presiding Member and shall be asked politely, in good faith, and are not to be framed in such a way as to reflect adversely or be defamatory on a particular Elected Member or City employee. The Presiding Member shall decide to:
 - accept or reject any question and his/her decision is final
 - nominate a member of the Council and/or City employee to respond to the question
or
 - take a question on notice. In this case a written response will be provided as soon as possible, and included in the agenda of the next Council meeting.

- 9 Where an Elected Member is of the opinion that a member of the public is:
- asking a question at a Council meeting, that does not relate to a matter affecting the City
 - or
 - making a statement during public question time,
- they may bring it to the attention of the Presiding Member who will make a ruling.
- 10 Questions and any response will be summarised and included in the minutes of the Council meeting.
- 11 It is not intended that question time should be used as a means to obtain information that would not be made available if it was sought from the City's records under Section 5.94 of the *Local Government Act 1995* or the *Freedom of Information Act 1992* (FOI Act 1992). Where the response to a question(s) would require a substantial commitment of the City's resources, the Chief Executive Officer (CEO) will determine that it is an unreasonable impost upon the City and refuse to provide it. The CEO will advise the member of the public that the information may be sought in accordance with the FOI Act 1992.

Questions in Writing – (Residents and/or ratepayers of the City of Joondalup only)

- 1 Only City of Joondalup residents and/or ratepayers may submit questions to the City in writing.
- 2 Questions asked at an Ordinary Council meeting must relate to a matter that affects the City of Joondalup. Questions asked at a Special meeting of Council must relate to the purpose for which the meeting has been called.
- 3 The City will accept a maximum of five (5) written questions per City of Joondalup resident/ratepayer. To ensure equality and consistency, each part of a multi-part question will be treated as a question in its own right.
- 4 Questions lodged by 9.00am on the day immediately prior to the scheduled Council meeting will be responded to, where possible, at the Council meeting. These questions, and their responses, will be distributed to Elected Members and made available to the public in written form at the meeting.
- 5 The Presiding Member shall decide to accept or reject any written question and his/her decision is final. Where there is any concern about a question being offensive, defamatory or the like, the Presiding Member will make a determination in relation to the question. Questions determined as offensive, defamatory or the like will not be published. Where the Presiding Member rules questions to be out of order, an announcement to this effect will be made at the meeting, including the reason(s) for the decision.
- 6 The Presiding Member may rule questions out of order where they are substantially the same as questions previously submitted and responded to.
- 7 Written questions unable to be responded to at a Council meeting will be taken on notice. In this case, a written response will be provided as soon as possible and included on the agenda of the next Council meeting.
- 8 A person who submits written questions may also ask questions at a Council meeting and questions asked verbally may be different to those submitted in writing.

- 9 Questions and any response will be summarised and included in the minutes of the Council meeting.
- 10 It is not intended that question time should be used as a means to obtain information that would not be made available if it was sought from the City's records under Section 5.94 of the *Local Government Act 1995* or the *Freedom of Information Act 1992* (FOI Act 1992). Where the response to a question(s) would require a substantial commitment of the City's resources, the Chief Executive Officer (CEO) will determine that it is an unreasonable impost upon the City and may refuse to provide it. The CEO will advise the member of the public that the information may be sought in accordance with the FOI Act 1992.

DISCLAIMER

Responses to questions not submitted in writing are provided in good faith and as such, should not be relied upon as being either complete or comprehensive.

PROCEDURES FOR PUBLIC STATEMENT TIME

The following procedures for the conduct of Public Statement Time were adopted at the Council meeting held on 19 November 2013:

- 1 Members of the public are invited to make statements, either verbally or in writing, at Council meetings.
- 2 Statements made at an Ordinary Council meeting must relate to a matter that affects the City of Joondalup. Statements made at a Special meeting of Council must relate to the purpose for which the meeting has been called.
- 3 A register will be provided for those persons wanting to make a statement to enter their name. Persons will be requested to come forward in the order in which they are registered, and to give their name and full address.
- 4 Public statement time will be limited to two minutes per member of the public.
- 5 Members of the public are encouraged to keep their statements brief to enable everyone who desires to make a statement to have the opportunity to do so.
- 6 Public statement time will be allocated a maximum time of 15 minutes. Public statement time is declared closed following the 15 minute allocated time period, or earlier than such time where there are no further statements.
- 7 Statements are to be directed to the Presiding Member and are to be made politely in good faith and are not to be framed in such a way as to reflect adversely or be defamatory on a particular Elected Member or City employee.
- 8 Where an Elected Member is of the opinion that a member of the public is making a statement at a Council meeting, that does not relate to a matter affecting the City, they may bring it to the attention of the Presiding Member who will make a ruling.
- 9 A member of the public attending a Council meeting may present a written statement rather than making the statement verbally if he or she so wishes.
- 10 Statements will be summarised and included in the minutes of the Council meeting.

CODE OF CONDUCT

Elected Members, Committee Members and City of Joondalup employees are to observe the City of Joondalup Code of Conduct including the principles and standards of behaviour that are established in the Code.

The following principles guide the behaviours of Elected Members, Committee Members and City of Joondalup employees while performing their role at the City:

- Act with reasonable care and diligence.
- Act with honesty and integrity.
- Act lawfully.
- Avoid damage to the reputation of the City.
- Be open and accountable to the public.
- Base decisions on relevant and factually correct information.
- Treat others with respect and fairness.
- Not be impaired by mind affecting substances.

Elected Members, Committee Members and employees must:

- (a) act, and be seen to act, properly and in accordance with the requirements of the law and the Code of Conduct
- (b) perform their duties impartially and in the best interests of the City uninfluenced by fear or favour
- (c) act in good faith in the interests of the City and the community
- (d) make no allegations which are improper or derogatory and refrain from any form of conduct, in the performance of their official or professional duties, which may cause any person unwarranted offence or embarrassment
- (e) always act in accordance with their obligations to the City and in line with any relevant policies, protocols and procedures.

* *Any queries on the agenda, please contact Governance Support on 9400 4369.*

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LATE ITEMS / ADDITIONAL INFORMATION

In the event that further documentation becomes available prior to this Council meeting, the following hyperlink will become active:

[Additional Information170815.pdf](#)

CITY OF JOONDALUP

Notice is hereby given that a Meeting of the Council will be held in the Council Chamber, Joondalup Civic Centre, Boas Avenue, Joondalup on **Tuesday 15 August 2017** commencing at **12.00 Noon**.

GARRY HUNT
Chief Executive Officer
11 August 2017

Joondalup
Western Australia

VISION

“A global City: bold, creative and prosperous.”

PRIMARY VALUES

- Transparent.
- Accountable.
- Honest.
- Ethical.
- Respectful.
- Sustainable.
- Professional.

DISTINGUISHING VALUES

Bold

We will make courageous decisions for the benefit of our community and future generations.

Ambitious

We will lead with strength and conviction to achieve our vision for the City.

Innovative

We will learn and adapt for changing circumstances to ensure we are always one step ahead.

Enterprising

We will undertake ventures that forge new directions for business and the local community.

Prosperous

We will ensure our City benefits from a thriving economy built on local commercial success.

Compassionate

We will act with empathy and understanding of our community's needs and ambitions.

AGENDA

Note: Members of the public are advised that prior to the opening of the Council meeting, Mayor Pickard will say a Prayer.

DECLARATION OF OPENING AND ANNOUNCEMENT OF VISITORS

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

Disclosure of Financial Interest/Proximity Interest

A declaration under this section requires that the nature of the interest must be disclosed. Consequently a member who has made a declaration must not preside, participate in, or be present during any discussion or decision-making procedure relating to the matter the subject of the declaration. An employee is required to disclose their financial interest and if required to do so by the Council must disclose the extent of the interest. Employees are required to disclose their financial interests where they are required to present verbal or written reports to the Council. Employees are able to continue to provide advice to the Council in the decision making process if they have disclosed their interest.

Name/Position	Cr John Chester.
Item No./Subject	CJ129-08/17 – Proposed Additions and Change of Use from Hotel to Hospital at Lot 345 (18) Grand Boulevard, Joondalup.
Nature of interest	Financial Interest.
Extent of Interest	Cr Chester's daughter is involved in the project and he has a financial interest.

Disclosures of interest affecting impartiality

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

Name/Position	Mr Brad Sillence, Manager Governance.
Item No./Subject	CJ126-08/17 – Proposed 16 Multiple Dwellings at Lot 9867 (63) Mulligan Drive, Greenwood.
Nature of interest	Interest that may affect impartiality.
Extent of Interest	Employees of Frasers Property Group are personally known to Mr Sillence.

Name/Position	Cr Sophie Dwyer.
Item No./Subject	CJ129-08/17 – Proposed Additions and Change of Use from Hotel to Hospital at Lot 345 (18) Grand Boulevard, Joondalup.
Nature of interest	Interest that may affect impartiality.
Extent of Interest	Cr Dwyer knows the applicant.

Name/Position	Cr John Logan.
Item No./Subject	CJ129-08/17 – Proposed Additions and Change of Use from Hotel to Hospital at Lot 345 (18) Grand Boulevard, Joondalup.
Nature of interest	Interest that may affect impartiality.
Extent of Interest	The applicant is the daughter of Cr Logan's fellow Ward Councillor, Cr John Chester and as such is known to him.

Name/Position	Mr John Byrne, Governance Coordinator.
Item No./Subject	CJ129-08/17 – Proposed Additions and Change of Use from Hotel to Hospital at Lot 345 (18) Grand Boulevard, Joondalup.
Nature of interest	Interest that may affect impartiality.
Extent of Interest	An immediate relative of Mr Byrne has utilised the services of Dr Chester.

Name/Position	Cr Kerry Hollywood.
Item No./Subject	CJ137-08/17 – Petitions in Relation to Animal Exercise Areas on the Foreshore.
Nature of interest	Interest that may affect impartiality.
Extent of Interest	Cr Hollywood resides in Burns Beach.

Name/Position	Cr Russ Fishwick, JP.
Item No./Subject	CJ138-08/17 – Department of Education Request to Use a Section of Warwick Open Space for Additional Parking.
Nature of interest	Interest that may affect impartiality.
Extent of Interest	Cr Fishwick is a member of the "Friends of Warwick Bushland".

PUBLIC QUESTION TIME

The following questions were taken on notice at the Council meeting held on 18 July 2017:

Mr M Stringfellow, Craigie:

Re: Elected Members' attendance at Local Government Professionals Association 2017 – National Congress and Business Expo Conference in Tasmania.

Q1 Can I please be provided with all costs to the City dated and detailed against each attendee for every item of cost such as flight numbers, hotel names for each night, each registration fee, bar bill, taxi ride, phone bill, entertainment, dry cleaning ticket and meal out?

Q2 Please can I be provided with the Conference attendance record against the detailed published agenda and what portion of any session that they attended if they were not there for a whole time slot? I would also like this to include any breakout adhoc social sessions stemming from or related to the conference, its sponsors or related attendee's that did not appear in the official agenda.

A1-2 The City is not required to publicly detail the itemised expenditure activities of those Elected Members or employees in attendance as expenditure must be in accordance with policy or internal protocols, however the cost of attendance previously supplied can be broken down as follows:

	Registration	Flights	Hotel	Expenses
Mayor Pickard	\$ 2,075.00	\$ 4,931.74	\$ 1,020.00	\$ 755.20
Chief Executive Officer	\$ 1,825.00	\$ 1,367.00	\$ 899.99	\$ 152.64
Director Governance and Strategy	\$ 1,893.76	\$ Nil	\$ 889.98	\$ 246.22

It should be noted that the flights of the Director Governance and Strategy were paid for by Local Government Professionals as he was representing WA on the organisation's National Board.

The activities of attendees at the conference are prepared by those in attendance for administrative purposes only. Details of the conference program including out of session activities can be obtained through the conference organiser however any details of personal activities of those people in attendance will not be supplied.

Mrs J Quan, Edgewater:

Re: Bulk Waste Collection.

Q1 According to the meeting agenda of 13 September 2016 the change of bulk verge collection into the skip bin service is estimated to save approximately \$2,100,000 each year. Will the Mayor and the Councillors consider sharing this cost saving with its residents?

A1 The annual waste charge is set by Council taking into account the actual cost of the waste services provided. The City's expenditure on bulk hard waste services for 2016-17 was \$1.05 million compared to the adopted budget of \$2.425 million. The City's waste charge of \$346 has not been increased in the last three years despite a significant increase in landfill charges from \$116 per tonne in 2014-15 to \$174 per tonne in 2017-18.

PUBLIC STATEMENT TIME

APOLOGIES AND LEAVE OF ABSENCE

Leave of Absence previously approved

Cr Christine Hamilton-Prime	14 July to 21 August 2017 inclusive;
Cr John Logan	10 September to 17 September 2017 inclusive;
Cr Mike Norman	10 September to 22 September 2017 inclusive;
Cr Sophie Dwyer	23 September to 8 October 2017 inclusive.

REQUEST FOR LEAVE OF ABSENCE – CR RUSSELL POLIWKA - [104767]

Cr Russell Poliwka has requested Leave of Absence from Council duties on 15 August 2017.

RECOMMENDATION

That Council **APPROVES** the request for Leave of Absence from Council duties for Cr Russell Poliwka on 15 August 2017.

CONFIRMATION OF MINUTES

MINUTES OF COUNCIL MEETING, 18 JULY 2017

RECOMMENDATION

That the Minutes of the Council Meeting held on 18 July 2017 be confirmed as a true and correct record.

ANNOUNCEMENTS BY THE PRESIDING MEMBER WITHOUT DISCUSSION

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

PETITIONS

REPORTS**CJ125-08/17 DEVELOPMENT AND SUBDIVISION APPLICATIONS
– JUNE 2017**

WARD	All			
RESPONSIBLE DIRECTOR	Ms Dale Page Planning and Community Development			
FILE NUMBER	07032, 101515			
ATTACHMENTS	Attachment 1	Monthly Development Determined – June 2017	Applications	
	Attachment 2	Monthly Subdivision Processed – June 2017	Applications	
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 Council to note the number and nature of applications considered under delegated authority during June 2017.

EXECUTIVE SUMMARY

Schedule 2 (deemed provisions for local planning schemes) of the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations) provide for Council to delegate powers under a local planning scheme to the Chief Executive Officer (CEO), who in turn has delegated them to employees of the City.

The purpose of delegating certain powers to the CEO and officers is to facilitate the timely processing of development and subdivision applications. The framework for the delegations of those powers is set out in resolutions by Council and is reviewed every two years, or as required.

This report identifies the development applications determined by the administration under delegated authority powers during June 2017 (Attachment 1 refers), as well as the subdivision application referrals processed by the City during June 2017 (Attachment 2 refers).

BACKGROUND

Schedule 2 clause 82 (deemed provisions for local planning schemes) of the Regulations enables Council to delegate powers under a local planning scheme to the CEO, and for the CEO to then delegate powers to individual employees.

At its meeting held on 27 June 2017 (CJ091-06/17 refers) Council considered and adopted the most recent Town Planning Delegations.

DETAILS

Subdivision referrals

The number of subdivision and strata subdivision referrals processed under delegated authority during June 2017 is shown in the table below:

Type of subdivision referral	Number of referrals	Potential additional new lots
Subdivision applications	7	76
Strata subdivision applications	9	16
TOTAL	16	92

Of the 16 subdivision referrals 12 were to subdivide in housing opportunity areas, with the potential for 20 additional lots.

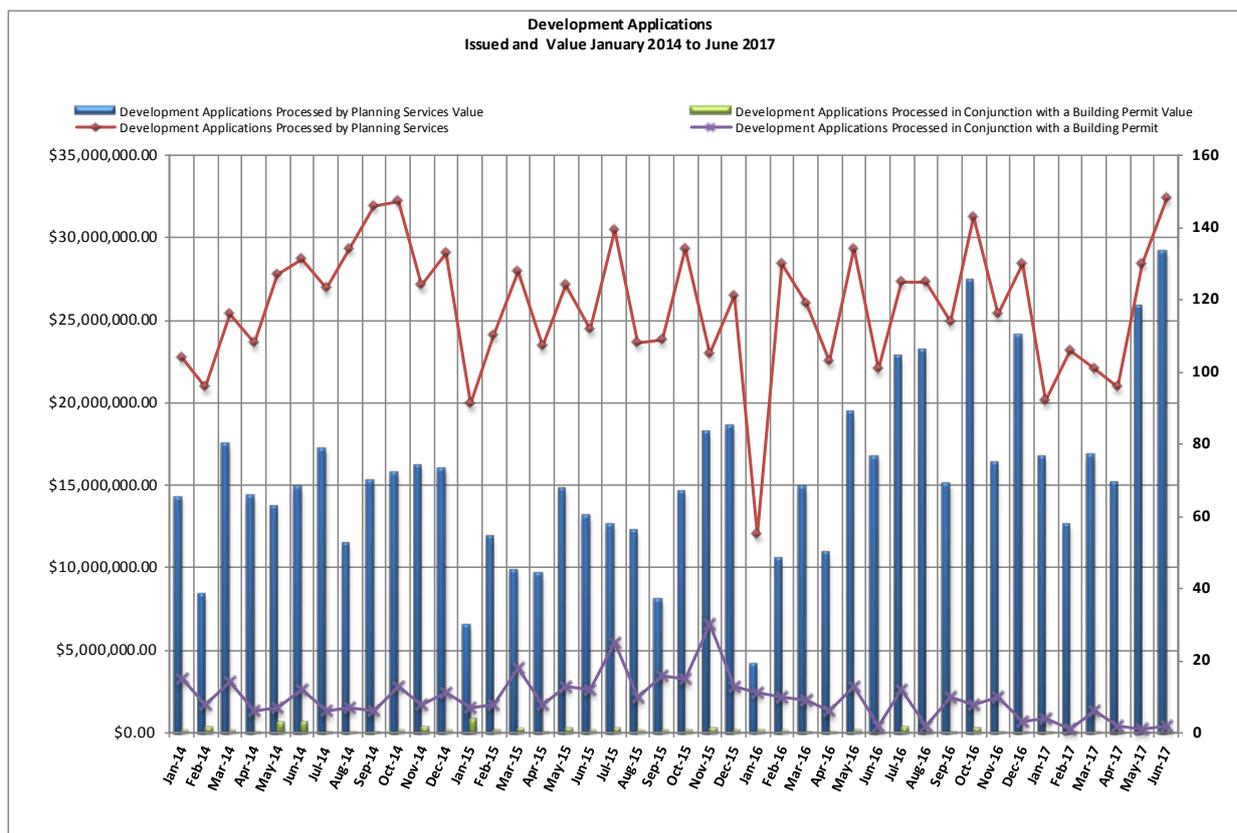
Development applications

The number of development applications determined under delegated authority during June 2017 is shown in the table below:

Type of development application	Number	Value (\$)
Development applications processed by Planning Services	148	\$ 29,190,493
Development applications processed by Building Services	2	\$ 14,500
TOTAL	150	\$ 29,204,993

Of the 150 development applications, 19 were for new dwelling developments in housing opportunity areas, proposing a total of 41 additional dwellings.

The total number and value of development applications determined between January 2014 and June 2017 is illustrated in the graph below:



The number of development applications received during June was 142. (This figure does not include any development applications to be processed by Building Approvals as part of the building permit approval process).

The number of development applications current at the end of June was 234. Of these, 40 were pending further information from applicants and 12 were being advertised for public comment.

In addition to the above, 243 building permits were issued during the month of June with an estimated construction value of \$26,180,892.

Issues and options considered

Not applicable.

Legislation / Strategic Community Plan / policy implications

Legislation

*City of Joondalup District Planning Scheme No. 2.
Planning and Development (Local Planning Schemes)
Regulations 2015.*

Strategic Community Plan

Key theme

Quality Urban Environment.

Objective

Quality built outcomes.

Strategic initiative Buildings and landscaping is suitable for the immediate environment and reflect community values.

Policy Not applicable. All decisions made under delegated authority have due regard to any of the City's policies that apply to the particular development.

Schedule 2 clause 82 of the Regulations permits the local government to delegate to a committee or to the local government CEO the exercise of any of the local government's powers or the discharge of any of the local government's duties. Development applications were determined in accordance with the delegations made under Schedule 2 clause 82 of the Regulations.

All subdivision applications were assessed in accordance with relevant legislation and policies, and a recommendation made on the applications to the Western Australian Planning Commission.

Risk management considerations

The delegation process includes detailed practices on reporting, checking and cross checking, supported by peer review in an effort to ensure decisions taken are lawful, proper and consistent.

Financial / budget implications

A total of 150 development applications were determined for the month of June with a total amount of \$99,143 received as application fees.

All figures quoted in this report are exclusive of GST.

Regional significance

Not applicable.

Sustainability implications

Not applicable.

Consultation

Consultation may be required by the provisions of the R-Codes, any relevant policy and / or DPS2 and the Regulations.

COMMENT

Large local governments utilise levels of delegated authority as a basic business requirement in relation to town planning functions. The process allows for timeliness and consistency in decision-making for rudimentary development control matters. The process also allows the elected members to focus on strategic business direction for the Council, rather than day-to-day operational and statutory responsibilities.

All proposals determined under delegated authority are assessed, checked, reported on and cross checked in accordance with relevant standards and codes.

VOTING REQUIREMENTS

Simple Majority.

RECOMMENDATION

That Council NOTES the determinations and recommendations made under delegated authority in relation to the:

- 1 Development applications described in Attachment 1 to Report CJ125-08/17 during June 2017;**
- 2 Subdivision applications described in Attachment 2 to Report CJ125-08/17 during June 2017.**

Appendix 1 refers

To access this attachment on electronic document, click here: [Attach1brf170808.pdf](#)

Disclosure of interest affecting impartiality

Name/Position	Mr Brad Sillence, Manager Governance.
Item No./Subject	CJ126-08/17 – Proposed 16 Multiple Dwellings at Lot 9867 (63) Mulligan Drive, Greenwood.
Nature of interest	Interest that may affect impartiality.
Extent of Interest	Employees of Frasers Property Group are personally known to Mr Sillence.

CJ126-08/17 PROPOSED 16 MULTIPLE DWELLINGS AT LOT 9867 (63) MULLIGAN DRIVE, GREENWOOD

WARD	South-East
RESPONSIBLE DIRECTOR	Ms Dale Page Planning and Community Development
FILE NUMBER	09712, 101515
ATTACHMENTS	Attachment 1 Location plan Attachment 2 Development plans Attachment 3 Building perspectives Attachment 4 Environmentally Sustainable Design Checklist
AUTHORITY / DISCRETION	Administrative – Council administers legislation and applies the legislative regime to factual situations and circumstances that affect the rights of people. Examples include town planning applications, building licences and other decisions that may be appealable to the State Administrative Tribunal.

PURPOSE

For Council to determine an application for 16 multiple dwellings at Lot 9867 (63) Mulligan Drive, Greenwood.

EXECUTIVE SUMMARY

An application for development approval has been received for a three storey multiple dwelling development within the East Greenwood redevelopment site at Lot 9867 (63) Mulligan Drive, Greenwood.

The proposed development includes a three storey building with 16 multiple dwellings, 18 on-site car parking bays and vehicle access provided from the rear laneway.

The development complies with the requirements of the City's *District Planning Scheme No. 2 (DPS2)*, *Greenwood Local Structure Plan (GLSP)*, *Greenwood Local Development Plan (GLDP)* and relevant planning policies, with the exception of visitor parking, plot ratio and dwelling diversity. The application is required to be determined by Council as the number of dwellings proposed is more than 10.

The application was not advertised to surrounding landowners as it was considered that the development, being centrally located within the East Greenwood redevelopment site would have no adverse impact on the amenity of surrounding properties.

The development is of a high quality and provides a strong interface with the adjoining public open space and forms a key component of the overall East Greenwood redevelopment.

It is recommended that the application be approved, subject to conditions.

BACKGROUND

Suburb/Location	Lot 9867 (63) Mulligan Drive, Greenwood.
Applicant	Robert Baird, Frasers Property Group.
Owner	Department of Housing.
Zoning	GLSP Residential (R80)
	DPS2 Urban Development.
	MRS Urban.
Site area	1,156m ² .
Legislation	<i>City of Joondalup District Planning Scheme No. 2 (DPS2).</i>
Structure plan	<i>Greenwood Local Structure Plan (GLSP).</i>

The proposed multiple dwellings form part of the redevelopment of the former East Greenwood Primary School site and are proposed as part of the first of two stages. The site is owned by the Department of Housing and is intended to align with the objectives of GLSP, bringing housing choice and diversity into the local area. It is intended that overall the GLSP area will deliver approximately 115 to 135 new dwellings.

The development is proposed to be located centrally within the redevelopment area, immediately abutting a proposed public open space to the west, proposed residential lots to the north and south, and a laneway to the east. A location plan is provided at Attachment 1.

To date, development approvals have been issued for the construction of single and two storey dwellings on the lots adjoining the proposed development.

The development has been assessed against the provisions of DPS2, GLDP, GLSP, the *City's Residential Development Local Planning Policy (RDLPP)* and the *Residential Design Codes of Western Australia (R-Codes)*. As part of the assessment the application was reviewed by the Joondalup Design Reference Panel.

DETAILS

The proposed development consists of the following:

- A site area of 1,132m².
- A three storey building with the primary frontage oriented to the public open space.
- Ten single bedroom dwellings and six two bedroom dwellings.
- A predominantly rendered and clad painted finish utilising a variety of colours.
- Eighteen resident car parking bays on-site with 'colorbond' carports.
- Vehicle access provided from the rear laneway.
- Retaining walls, landscaping, site works and other incidental works associated with the redevelopment.

The development plans and building perspectives are provided at Attachments 2 and 3.

The proposal is generally compliant with the applicable deemed-to-comply development requirements, with the exception of the following:

Building and Site Design

- 37.5% of dwellings being two bedroom in lieu of the required 40%, and 62.5% of dwellings being one bedroom dwellings in lieu of the permitted maximum of 50%.
- Plot ratio of 1.3 proposed in lieu of 1.
- Reduced balcony dimensions of 2.3 metres in lieu of 2.4 metres.
- Access points to the dwellings located to the rear of the building, in lieu of being visible from the primary frontage.
- The materials of the proposed steel carports do not match the dwelling.

Parking and Access

- No provision for visitor parking on-site in lieu of four dedicated visitor bays.
- Two driveways providing access to the lot, allowing vehicles to pass in a single direction, in lieu of a single driveway with two way access.

The areas of discretion are considered in further detail below.

Building and Site Design

Dwelling composition and plot ratio

The multiple dwelling development complies with all relevant requirements relating to setbacks, height, open space and building design and is therefore considered to be of an appropriate scale consistent with the expectations of the R80 density coding specified for the site under the GLSP.

In relation to the dwelling composition, the GLSP intends to provide sustainable development outcomes through the provision of a range of dwelling options for future residents. Surrounding developments of individual lots within the East Greenwood redevelopment have consisted of two and three bedroom dwellings. It is considered that a higher proportion of single bedroom dwellings in an apartment context is appropriate and contributes to the broader dwelling mix and sustainability objectives of the East Greenwood redevelopment.

Outdoor living areas and surveillance

The applicant proposes the ground floor courtyards and upper floor balconies of the dwellings with direct frontage to the adjoining public open space, with access to the dwellings provided to the rear of the building. The proposed outdoor living areas each exceed the minimum required area and have a regular shape, affording residents useable outdoor living areas in conjunction with the dwellings.

Locating the dwellings' entry points to the rear of the building has allowed the courtyards and balconies to occupy the width of the lot, maximising visual surveillance of the adjoining parkland, while improving the visual connection between the development and public realm. In light of this it is considered that the development adequately addresses the public open space.

Materials

The proposal incorporates four steel carports which provide shelter to the proposed car parking area. The proposed carports are located to the rear of the development site, adjacent to the rear laneway, which is characterised by garages and vehicle access associated with the approved single and two storey dwellings on either side of the laneway. While the subject development is proposed to be finished with rendered concrete, fibre cement cladding and aluminium screening, it is noted that a number of the approved dwellings incorporate colorbond skillion rooves into their building design and therefore the proposed steel carports will complement the built form along the rear laneway. Additionally the carports are proposed to a height of 2.9 metres, in contrast to the main building proposed to a height of 10.7 metres, meaning that the visual impact of the carports on the street will be significantly reduced in the context of the development as a whole.

Parking and Access

Visitor bays

As required by the GLDP, car parking is required to be provided in accordance with the parking requirements of the R-Codes resulting in a total of 16 on-site car parking bays being required for residents and four for visitors. The development incorporates a total of 18 on-site bays within the proposed car parking area, which are accessible through an electric gate via the rear laneway. No visitor parking is provided on-site.

Visitor parking for the development is proposed to be accommodated via the 15 on-street parking bays located immediately west of and within 50 metres of the development, to the south of the adjoining public open space. The East Greenwood redevelopment incorporates a total of 57 on-street car parking bays dedicated to visitor parking, where on-site parking cannot be provided on the individual lots. The on-street parking has been provided at a rate specified by the City, of one bay per two dwellings serviced by a rear lane, based on a total of 114 dwellings with laneway access.

It is therefore considered that the development utilising the 15 on-street parking bays to the south of the public open space for visitor parking is appropriate.

Access

Two driveways (in lieu of one) each measuring 3.2 metres in width provide access to the car parking area which is split into two halves either side of the rear pedestrian access and bin storage area. It is noted that the width of the manoeuvring area within the car park is six metres allowing cars to pass in opposite directions within the site, only narrowing at the street boundary which assists in reducing hardstand and the visual impact of access points on the streetscape. Additionally, the car parking area is an open area allowing clear visibility into the site from the laneway allowing for safe access and egress.

In light of this it is considered that the access arrangement and provision for visitor parking for the proposed development is acceptable.

Joondalup Design Reference Panel (JDRP)

The development was reviewed by the JDRP at its meeting held on 30 June 2017. The JDRP was generally supportive of the development with the following recommendations made:

- Air conditioning units located within the courtyards and balconies of the dwellings be screened from view from the adjoining public open space.
- That the location of proposed shade trees and landscaping within the site is indicated on the development plans.
- That rendered perspectives of the rear of the development as viewed from Mulligan Drive and the rear laneway are provided.

The applicant has agreed to a condition requiring screening to the air conditioning units. An indicative landscaping plan and updated building perspectives are provided at Attachments 2 and 3 reflecting the recommendations of the JDRP.

Issues and options considered

Council is required to determine whether the proposed development of 16 multiple dwellings is appropriate.

Council may determine an application for development approval by:

- granting development approval without conditions
- granting development approval with conditions
or
- refusing to grant development approval.

Legislation / Strategic Community Plan / policy implications

Legislation

*City of Joondalup District Planning Scheme No. 2 (DPS2).
Planning and Development (Local Planning Schemes) Regulations 2015 (the Regulations).
East Greenwood Local Development Plan.
East Greenwood Structure Plan.
Residential Design Codes of Western Australia.*

Strategic Community Plan

Key theme

Quality Urban Environment.

Objective

Quality built outcomes.

Strategic initiative

Building and landscape is suitable for the immediate environment and reflect community values.

Policy

Residential Development Local Planning Policy.

Clause 3.12 of DPS2 sets out the objective for development within the 'Urban Development' zone:

3.12 THE URBAN DEVELOPMENT ZONE

- 3.12.1 *The purpose of the Urban Development Zone is to provide for the orderly planning and redevelopment of larger areas of land or districts in an integrated manner within a regional context whilst retaining flexibility to review planning with changing circumstances. In considering applications for development and changes to residential density codings in areas near existing and proposed future railway stations the local government will*

have due regard to the desirability of higher residential densities, transit related development and good pedestrian and vehicular access to stations in order to promote public transport usage.

The objectives of the Urban Development Zone are to:

- (a) designate land for future urban development*
- (b) provide for the orderly planning of large areas of land for residential and associated purposes through a comprehensive structure planning process*
- (c) enable planning to be flexible and responsive to changing circumstances throughout the developmental stages of the area.*

Planning and Development (Local Planning Schemes) Regulations 2015 (the Regulations)

Clause 67 of Schedule 2 of the Regulations sets out the matters to be considered by Council when determining an application for development approval.

In considering an application for development approval the local government is to have due regard to the following matters to the extent that, in the opinion of the local government, those matters are relevant to the development the subject of the application —

- (a) the aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area;*
- (b) the requirements of orderly and proper planning including any proposed local planning scheme or amendment to this Scheme that has been advertised under the Planning and Development (Local Planning Schemes) Regulations 2015 or, any other proposed planning instrument that the local government is seriously considering adopting or approving;*
- (c) any approved State planning policy;*
- (d) any environmental protection policy approved under the Environmental Protection Act 1986 section 31(d);*
- (e) any policy of the Commission;*
- (f) any policy of the State;*
- (g) any local planning policy for the Scheme area;*
- (h) any structure plan, activity centre plan or local development plan that relates to the development;*
- (i) any report of the review of the local planning scheme that has been published under the Planning and Development (Local Planning Schemes) Regulations 2015*
- (j) in the case of land reserved under this Scheme, the objectives for the reserve and the additional and permitted uses identified in this Scheme for the reserve;*
- (k) the built heritage conservation of any place that is of cultural significance;*

- (l) *the effect of the proposal on the cultural heritage significance of the area in which the development is located;*
- (m) *the compatibility of the development with its setting including the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development;*
- (n) *the amenity of the locality including the following —*
 - (i) *environmental impacts of the development;*
 - (ii) *the character of the locality;*
 - (iii) *social impacts of the development;*
- (o) *the likely effect of the development on the natural environment or water resources and any means that are proposed to protect or to mitigate impacts on the natural environment or the water resource;*
- (p) *whether adequate provision has been made for the landscaping of the land to which the application relates and whether any trees or other vegetation on the land should be preserved;*
- (q) *the suitability of the land for the development taking into account the possible risk of flooding, tidal inundation, subsidence, landslip, bush fire, soil erosion, land degradation or any other risk;*
- (r) *the suitability of the land for the development taking into account the possible risk to human health or safety;*
- (s) *the adequacy of —*
 - (i) *the proposed means of access to and egress from the site;*
 - (ii) *arrangements for the loading, unloading, manoeuvring and parking of vehicles;*
- (t) *the amount of traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety;*
- (u) *the availability and adequacy for the development of the following —*
 - (i) *public transport services;*
 - (ii) *public utility services;*
 - (iii) *storage, management and collection of waste;*
 - (iv) *access for pedestrians and cyclists (including end of trip storage, toilet and shower facilities);*
 - (v) *access by older people and people with disability;*
- (v) *the potential loss of any community service or benefit resulting from the development other than potential loss that may result from economic competition between new and existing businesses;*
- (w) *the history of the site where the development is to be located'*
- (x) *the impact of the development on the community as a whole notwithstanding the impact of the development on particular individuals;*
- (y) *any submissions received on the application;*

- (za) *the comments or submissions received from any authority consulted under clause 66;*
- (zb) *any other planning consideration the local government considers appropriate.*

Residential Development Local Planning Policy (RDLPP)

The policy sets provisions for the design of residential development within the City of Joondalup.

The objectives include the following:

- *An improved streetscape outcome, which is attractive and enhances and complements the visual character, bulk and scale of the surrounding built form.*
- *High quality built development outcomes in relation to building design and site layout.*
- *Residential subdivision and development with safe, functional and attractive access arrangements in and out of sites, which contribute to the overall aesthetics of developments.*
- *New development that is designed having regard to the issue of crime prevention and surveillance of the street and housing entrances.*
- *Varying density development, inclusive of development within dual density coded areas that are integrated into the surrounding built environment.*

Residential Design Codes of Western Australia (R-Codes)

The R-Codes set out provisions for the control of residential development throughout Western Australia.

The objectives of the policy are as follows:

- *To provide residential development of an appropriate design for the intended residential purpose, density, context of place and scheme objectives.*
- *To encourage design consideration of the social, environmental and economic opportunities possible from new housing and an appropriate response to local amenity and place.*
- *To encourage design which considers and respects heritage and local culture.*
- *To facilitate residential development which offers future residents the opportunities for better living choices and affordability.*

Greenwood Local Structure Plan (GLSP)

The GLSP sets out provisions that guide the built form of development within the structure plan area.

The objectives of the structure plan are as follows:

- *Housing choices that meet the needs of the Greenwood community today and for the future.*
- *Great public spaces with functional parkland and walk trails connected to the existing community.*
- *Neighbourhood character responsive to East Greenwood's character and history, setting new benchmarks for the future.*
- *High quality design integrated housing and parkland delivery.*

Risk management considerations

The proponent has a right of review against the Council decision, or any conditions included therein, in accordance with the *State Administrative Tribunal Act 2004* and the *Planning and Development Act 2005*.

Financial / budget implications

The applicant has paid fees of \$9,221 (including GST) in accordance with the Schedule of Fees and Charges, for assessment of the application.

Regional significance

Not applicable.

Sustainability implications

The applicant has completed the City's Environmentally Sustainable Design Checklist to the extent applicable to the development (Attachment 4 refers). The checklist indicates a number of sustainable measures, including passive shading of glass, insulation, draught sealing, low energy and water efficient technologies, as well as recyclable and rapidly renewable materials into the design of the building.

Consultation

Clause 64 of Schedule 2 (part 8) of the *Planning and Development (Local Planning Schemes) Regulations 2015* sets out instances in which the local government is to advertise applications for development approval. In this instance the City was not required to, nor elected to advertise the application, as the impact on the surrounding residential development on Mulligan Drive is considered to be minimal, given the location of the development central to the site and that the development will be largely obscured by the approved single storey dwellings fronting Mulligan Drive (Attachment 3 refers).

Community consultation was undertaken as part of the assessment and consideration of the GLSP and GLDP. In addition to these statutory consultation requirements, further consultation with the surrounding community regarding the East Greenwood development has since been undertaken by the applicant, Frasers Property Australia, including a community information day held at Cockman Park on 24 March 2017 and a customer relations contact email for surrounding residents.

COMMENT

As outlined above, it is considered that the overall design of the development, along with the areas of discretion sought, are appropriate within the context of the East Greenwood redevelopment site.

The proposed multiple dwelling development is considered to be a quality design, that will complement the built form and enhance the amenity of the East Greenwood redevelopment site.

The application is therefore recommended for approval, subject to conditions.

VOTING REQUIREMENTS

Simple Majority.

RECOMMENDATION

That Council:

- 1 **APPROVES** under clause 68(2) of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* the application for development approval, dated 12 June 2017 submitted by Frasers Property Australia, on behalf of the owner, Housing Authority, for proposed Multiple Dwellings (16 new dwellings) at Lot 9867 (63) Mulligan Drive, Greenwood, subject to the following conditions:
 - 1.1 This approval relates to the 16 new multiple dwellings and associated works only, as indicated on the approved plans. It does not relate to any other development on the lot;
 - 1.2 All stormwater shall be contained on-site and disposed of in a manner acceptable to the City;
 - 1.3 The external surface of the dwellings and carports, including roofing, shall be finished in materials and colours that have low reflective characteristics, to the satisfaction of the City. The external surfaces shall be treated to the satisfaction of the City if it is determined by the City that glare from the completed development has a significant adverse effect on the amenity of adjoining or nearby neighbours;
 - 1.4 The car parking bays, driveways and access points shown on the approved plans are to be designed, constructed, drained and marked in accordance with the Australian Standard for Off-street Car Parking (AS/NZS2890.1 2004), Off-street Parking for People with Disabilities (AS/NZS2890.6 2009) and Off-street Commercial Vehicle Facilities (AS2890.2:2002), prior to the occupation of the development. These bays are to be thereafter maintained to the satisfaction of the City;
 - 1.5 All development shall be contained within the property boundaries;
 - 1.6 All external walls of the building (including retaining walls) shall be of a clean finish, and shall at all times be maintained to a high standard, including being free of vandalism, to the satisfaction of the City;
 - 1.7 Detailed landscaping plans shall be submitted to the City for approval prior to occupation of the development. These landscaping plans are to address the deemed-to-comply requirement and design principles of clause 6.3.2 of the *Residential Design Codes*, and indicate the proposed landscaping treatment(s) of the subject site and the adjoining road verge(s), and shall:
 - 1.7.1 Be drawn at an appropriate scale of either 1:100, 1:200 or 1:500;
 - 1.7.2 Provide all details relating to paving, treatment of verges and tree planting in the car park;

- 1.7.3 Show spot levels and/or contours of the site;
 - 1.7.4 Indicate any natural vegetation to be retained and the proposed manner in which this will be managed;
 - 1.7.5 Be based on water sensitive urban design principles to the satisfaction of the City;
 - 1.7.6 Be based on Designing out Crime principles to the satisfaction of the City;
 - 1.7.7 Show all irrigation design details;
- 1.8 Landscaping and reticulation shall be established in accordance with the approved landscaping plans, Australian Standards and best trade practice prior to the development first being occupied and thereafter maintained to the satisfaction of the City;
- 1.9 Lighting shall be installed along all driveways and pedestrian pathways and in all common service areas prior to the development first being occupied, to the satisfaction of the City. A lighting plan shall be submitted to the City for approval prior to the commencement of construction;
- 1.10 A Construction Management Plan is to be submitted to and approved by the City prior to the commencement of development. The management plan shall detail how it is proposed to manage:
- 1.10.1 all forward works for the site;
 - 1.10.2 the delivery of materials and equipment to the site;
 - 1.10.3 the storage of materials and equipment on the site;
 - 1.10.4 the parking arrangements for the contractors and subcontractors;
 - 1.10.5 the management of dust during the construction process;
 - 1.10.6 other matters likely to impact on the surrounding properties;
 - 1.10.7 the staging of construction,
- and works shall be undertaken in accordance with the approved Construction Management Plan;
- 1.11 Fencing is to be reduced to no higher than 750mm solid within 1.5m x 1.5m of where the vehicle access point meets the laneway boundary to provide adequate sightlines to the proposed driveways. The 'metal fence' infills shown on the eastern (rear) elevation shall be visually permeable (as defined in the *Residential Design Codes*);
- 1.12 A full schedule of colours and materials for all exterior parts to the building is to be submitted and approved prior to the commencement of development. Development shall be in accordance with the approved schedule and all external materials and finishes shall be maintained to a high standard, including being free of vandalism, to the satisfaction of the City;

- 1.13** Prior to occupation of the dwellings, each dwelling shall be provided with an adequate area for clothes drying facilities that is screened from view from adjoining street(s) and public open spaces to the satisfaction of the City;
- 1.14** Any roof mounted or freestanding plant or equipment such as air conditioning units, satellite dishes or radio masts to be located and screened so as not to be visible from beyond the boundaries of the development site, prior to the occupation of the building(s) to the satisfaction of the City. Details shall be submitted to and approved by the City prior to the commencement of development. Development shall be in accordance with these approved details.

Appendix 2 refers

To access this attachment on electronic document, click here: [Attach2brf170808.pdf](#)

CJ127-08/17 PROPOSED ADDITIONS TO AN EXISTING WAREHOUSE/STORAGE AT LOT 24 (6) LINCOLN LANE, JOONDALUP

WARD	North
RESPONSIBLE DIRECTOR	Ms Dale Page Planning and Community Development
FILE NUMBER	44344, 101515
ATTACHMENTS	Attachment 1 Location plan Attachment 2 Development plans
AUTHORITY / DISCRETION	Administrative – Council administers legislation and applies the legislative regime to factual situations and circumstances that affect the rights of people. Examples include town planning applications, building licences and other decisions that may be appealable to the State Administrative Tribunal.

PURPOSE

For Council to determine an application for two mezzanine floor additions and eight ground floor offices to an existing 'Warehouse/Storage' at Lot 24 (6) Lincoln Lane, Joondalup.

EXECUTIVE SUMMARY

An application for development approval has been received for additions to an existing 'Warehouse/Storage' at Lot 24 (6) Lincoln Lane, Joondalup. The proposal includes the following:

- An additional 197m² of net lettable area on two mezzanine floor additions, including a new staff kitchen, storage area and three offices.
- Eight additional ground floor offices.

The proposed offices are required to support additional employees for the business which undertakes electrical installation and maintenance. The offices are considered incidental to the predominant and existing land use of 'Warehouse/Storage'.

The development is compliant with the provisions of the City's *District Planning Scheme No. 2 (DPS2)* with the exception of a car parking shortfall of three bays or 12% of the total car parking required. The shortfall is considered appropriate given the surplus and under utilisation of bays within the abutting Royce Court public car park. Further to this, the proposed development, when considered against the prospective car parking standard under the seriously entertained draft *Joondalup Activity Centre Plan*, recently adopted by Council, results in an on-site car parking surplus of one bay.

It is therefore recommended that Council approves the application, subject to conditions.

BACKGROUND

Suburb/Location	Lot 24 (6) Lincoln Lane, Joondalup.
Applicant	Khee Chong - Logsys Power Services.
Owner	Kitcraft Nominees Pty Ltd, AK Property Holdings Pty Ltd, and others.
Zoning	DPS2 MRS
	Service Industrial. Urban.
Site area	1,000m ² .
Structure plan	Draft <i>Joondalup Activity Centre Plan</i> .

The subject site is bounded by the Royce Court public car park to the north, Lot 23 (4) Lincoln Lane to the east (Educational Establishment), Lot 25 (8) Lincoln Lane to the west (Laundrette) and Lincoln Lane to the south (Attachment 1 refers).

The site is zoned 'Urban' under the *Metropolitan Region Scheme* (MRS) and 'Service Industrial' under DPS2.

The site is also located within the 'Joondalup West' precinct under the draft *Joondalup Activity Centre Plan*, which was adopted by Council at its meeting held on 27 June 2017 (CJ090-06/17 refers).

The 'Warehouse/Storage' was originally approved in March 2007 under delegated authority with approximately 750m² of ground floor space and a 200m² upper floor mezzanine. An original car parking shortfall of two bays was compensated through a cash-in-lieu contribution as per the City's *Cash-in-Lieu of Car Parking Policy*.

DETAILS

The proposed development includes:

- an additional 197m² of net lettable area on two mezzanine floor additions, including a new staff kitchen, storage area and three offices
- eight additional ground floor offices.

The development plans are provided in Attachment 2.

There are no proposed external modifications or changes to the building footprint.

The development is compliant with the provisions of DPS2 with the exception of Table 2 (Clause 4.8) - Car Parking Standards.

Land use

The applicant has proposed to retain the existing approved 'Warehouse/Storage' land use with the addition of several incidental offices.

Under DPS2 a 'Warehouse/Storage' in the 'Service Industrial' zone is a 'P' (permitted) land use, and in accordance with the draft *Joondalup Activity Centre Plan* is a 'D' (discretionary) land use in the 'Joondalup West precinct'.

A 431m² net lettable area of the building is proposed to be used as office, being approximately 40% of the total net lettable area of the building (1,078m²). The remaining 60% of the net lettable area will be used for the purpose of 'Warehouse/Storage'.

It is not anticipated that the offices will be fully occupied throughout a given day as many of the employees work out in the field undertaking a range of activities associated with the business, including electrical installations and maintenance.

It is also recommended that a condition of approval is included to ensure the offices are used in association with, and incidental to, the 'Warehouse/Storage' land use.

As a result, the existing and proposed offices are considered incidental to the predominant and existing land use of 'Warehouse/Storage'.

Car parking

Under the City's *Cash-in-Lieu of Car Parking Policy* car parking provided in the Royce Court public car park is considered adequate for development up to 0.7 plot ratio on surrounding lots, which includes the subject site. The site has a total land area of 1,000m², and a 0.7 plot ratio of 700m², which is equivalent to 700m² net lettable area. In consideration of this allowance, car parking is only required for 378m² net lettable area of the proposed total net lettable area of 1,078m².

When applying the 'Warehouse/Storage' car parking standard of one bay per 50m² net lettable area provided under DPS2, a total of eight bays is required for the 378m² of net lettable area. A total of five bays is provided, including three bays located on-site and another two bays which have previously been provided through cash-in-lieu. Therefore, a car parking shortfall of three bays is proposed as part of the application.

Officer comment:

The subject site is located in the 'Joondalup West' precinct under the draft *Joondalup Activity Centre Plan*, recently adopted by Council, and is subject to a car parking standard of one bay per 100m² net lettable area. Using this car parking standard a total of four bays is required, resulting in a surplus of one bay. Although the draft *Joondalup Activity Centre Plan* is a seriously entertained proposal, it has not been adopted by the Western Australian Planning Commission and therefore this parking standard should only be given 'due regard'.

	Current development	Proposed development under DPS2	Proposed development under draft JACP
Car parking required	5	8	4
Car parking provided	5	5	5
Surplus/Shortfall	0	-3	+1

The applicant has undertaken a car parking survey measuring the utilisation of the abutting Royce Court public car park during a working week at 8.00am and 12.00 noon. The survey found that the maximum utilisation of the car park at 8.00am was 32 bays of a total 125 bays or 25.6%, and at 12.00 noon a maximum of 64 bays of a total of 125 bays were occupied or 51.2%.

Royce Court public car park	Monday	Tuesday	Wednesday	Thursday	Friday
Car bays occupied at 8:00am	24.8%	22.4%	25.6%	25.6%	21.6%
Car bays occupied at 12:00pm	45.6%	49.6%	48%	51.2%	37.6%

The low utilisation of the Royce Court public car park during the working week could be attributed to a number of factors, including but not limited to the variety of land uses in the area with varying peak period demands throughout the week, including evenings and weekends.

Further to this, the applicant has advised that given the nature of the business (electrical installation and maintenance), many of the employees work off-site throughout the day, reducing the need for car parking.

In light of the above, it is considered that the car parking shortfall of three bays is appropriate.

Issues and options considered

Council is required to determine whether the proposed car parking shortfall of three bays is appropriate.

Council may determine an application for development approval by:

- granting development approval without conditions
- granting development approval with conditions
or
- refusing to grant development approval.

Legislation / Strategic Community Plan / policy implications

Legislation *City of Joondalup District Planning Scheme No. 2 (DPS2).
Planning and Development (Local Planning Schemes)
Regulations 2015 (the Regulations).*

Strategic Community Plan

Key theme Quality Urban Environment.

Objective Quality built outcomes.

Strategic initiative Building and landscape is suitable for the immediate environment and reflect community values.

Policy *Cash-in-Lieu of Car Parking Policy.*

City of Joondalup District Planning Scheme No. 2 (DPS2)

Clause 3.10 of DPS2 sets out the objective for development within the 'Service Industrial' zone:

3.10 THE SERVICE INDUSTRIAL ZONE

3.10.1 The Service Industrial Zone is intended to provide for a wide range of business, industrial and recreational developments which the local government may consider would be inappropriate in Commercial and Business Zones and which are capable of being conducted in a manner which will prevent them being obtrusive, or detrimental to the local amenity.

The objectives of the Service Industrial Zone are to:

- (a) accommodate a range of light industries, showrooms and warehouses, entertainment and recreational activities, and complementary business services which, by their nature, would not detrimentally affect the amenity of surrounding areas.*
- (b) ensure that development within this zone creates an attractive façade to the street for the visual amenity of surrounding areas.*

Clause 4.5 of DPS2 allows for certain standards and requirements of the scheme to be varied by Council:

4.5 VARIATIONS TO SITE AND DEVELOPMENT STANDARDS AND REQUIREMENTS

4.5.1 Except for development in respect of which the Residential Design Codes apply, if a development is the subject of an application for planning approval and does not comply with a standard or requirement prescribed under the Scheme, the Council may, notwithstanding that non-compliance, approve the application unconditionally or subject to such conditions as the Council thinks fit.

4.5.2 In considering an application for planning approval under this clause, where, in the opinion of Council, the variation is likely to affect any owners or occupiers in the general locality or adjoining the site which is subject of consideration for the variation, the Council shall:

- (a) consult the affected parties by following one or more of the provisions for advertising uses pursuant to clause 64 of the deemed provisions and*
- (b) have regard to any expressed views prior to making its decision to grant the variation.*

4.5.3 The power conferred by this clause may only be exercised if the Council is satisfied that:

- (a) approval of the proposed development would be appropriate having regard to the criteria set out in Clause 67 of the deemed provisions*
- (b) the non-compliance will not have any adverse effect upon the occupiers or users of the development or the inhabitants of the locality or upon the likely future development of the locality.*

Planning and Development (Local Planning Schemes) Regulations 2015 (the Regulations)

Clause 67 of Schedule 2 of the Regulations sets out the matters to be considered by Council when determining an application for development approval.

In considering an application for development approval the local government is to have due regard to the following matters to the extent that, in the opinion of the local government, those matters are relevant to the development the subject of the application —

- (a) the aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area;*

- (b) *the requirements of orderly and proper planning including any proposed local planning scheme or amendment to this Scheme that has been advertised under the Planning and Development (Local Planning Schemes) Regulations 2015 or, any other proposed planning instrument that the local government is seriously considering adopting or approving;*
- (c) *any approved State planning policy;*
- (d) *any environmental protection policy approved under the Environmental Protection Act 1986 section 31(d);*
- (e) *any policy of the Commission;*
- (f) *any policy of the State;*
- (g) *any local planning policy for the Scheme area;*
- (h) *any structure plan, activity centre plan or local development plan that relates to the development;*
- (i) *any report of the review of the local planning scheme that has been published under the Planning and Development (Local Planning Schemes) Regulations 2015;*
- (j) *in the case of land reserved under this Scheme, the objectives for the reserve and the additional and permitted uses identified in this Scheme for the reserve;*
- (k) *the built heritage conservation of any place that is of cultural significance;*
- (l) *the effect of the proposal on the cultural heritage significance of the area in which the development is located;*
- (m) *the compatibility of the development with its setting including the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development;*
- (n) *the amenity of the locality including the following —*
 - (i) *environmental impacts of the development;*
 - (ii) *the character of the locality;*
 - (iii) *social impacts of the development;*
- (o) *the likely effect of the development on the natural environment or water resources and any means that are proposed to protect or to mitigate impacts on the natural environment or the water resource;*
- (p) *whether adequate provision has been made for the landscaping of the land to which the application relates and whether any trees or other vegetation on the land should be preserved;*
- (q) *The suitability of the land for the development taking into account the possible risk of flooding, tidal inundation, subsidence, landslip, bush fire, soil erosion, land degradation or any other risk;*

- (r) *the suitability of the land for the development taking into account the possible risk to human health or safety;*
- (s) *the adequacy of —*
 - (i) *the proposed means of access to and egress from the site;*
 - (ii) *arrangements for the loading, unloading, manoeuvring and parking of vehicles;*
- (t) *the amount of traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety;*
- (u) *the availability and adequacy for the development of the following —*
 - (i) *public transport services;*
 - (ii) *public utility services;*
 - (iii) *storage, management and collection of waste;*
 - (iv) *access for pedestrians and cyclists (including end of trip storage, toilet and shower facilities);*
 - (v) *access by older people and people with disability;*
- (v) *the potential loss of any community service or benefit resulting from the development other than potential loss that may result from economic competition between new and existing businesses;*
- (w) *the history of the site where the development is to be located;*
- (x) *the impact of the development on the community as a whole notwithstanding the impact of the development on particular individuals;*
- (y) *any submissions received on the application;*
- (za) *the comments or submissions received from any authority consulted under clause 66;*
- (zb) *any other planning consideration the local government considers appropriate.*

Risk management considerations

The proponent has a right of review against the Council decision, or any conditions included therein, in accordance with the *State Administrative Tribunal Act 2004* and the *Planning and Development Act 2005*.

Financial / budget implications

The applicant has paid fees of \$147 (excluding GST) in accordance with the Schedule of Fees and Charges, for the assessment of the application.

Regional significance

Not applicable.

Sustainability implications

Not applicable.

Consultation

Consultation was not undertaken as the proposed car parking shortfall is not considered to impact any adjoining or nearby property owners/occupiers.

COMMENT

As outlined above the proposal complies with all aspects of the City's DPS2 with the exception of car parking. The car parking shortfall is considered appropriate given the current surplus and under utilisation of bays within the abutting Royce Court public car park. Further to this, when the proposed development is assessed against the prospective car parking standard under the seriously entertained draft *Joondalup Activity Centre Plan*, a car parking surplus of one bay exists.

The application is therefore recommended for approval, subject to conditions.

VOTING REQUIREMENTS

Simple Majority.

RECOMMENDATION

That Council APPROVES under clause 68(2) of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* of the application for development approval, dated 5 May 2017 submitted by Logsys Power Services, on behalf of the owners Kitcraft Nominees Pty Ltd, AK Property Holdings Pty Ltd and others, for proposed additions to an existing Warehouse/Storage at Lot 24 (6) Lincoln Lane, Joondalup, subject to the following conditions:

- 1 This approval relates to the additions only, as indicated on the approved plans. It does not relate to any other development on the lot;**
- 2 The proposal shall comply with the definition of a 'Warehouse/Storage', as set out in the *City of Joondalup District Planning Scheme No. 2*;**
- 3 The offices shall be incidental to the predominant landuse of 'Warehouse/Storage'.**

Appendix 3 refers

To access this attachment on electronic document, click here: [Attach3brf170808.pdf](#)

CJ128-08/17 PROPOSED LAND EXCISION FOR WATER CORPORATION PURPOSES – LYSANDER PARK, HEATHRIDGE

WARD	North Central
RESPONSIBLE DIRECTOR	Ms Dale Page Planning and Community Development
FILE NUMBER	06570, 101515
ATTACHMENT	Attachment 1 Location plan – Lysander Park Attachment 2 Building perspective drawing Attachment 3 Building elevations Attachment 4 Construction footprint
AUTHORITY / DISCRETION	Administrative – Council administers legislation and applies the legislative regime to factual situations and circumstances that affect the rights of people. Examples include town planning applications, building licences and other decisions that may be appealable to the State Administrative Tribunal.

PURPOSE

For Council to consider a proposal to excise portions of Lysander Park, Heathridge, to facilitate the installation of a water bore and associated equipment by the Water Corporation.

EXECUTIVE SUMMARY

The Water Corporation is seeking to construct new water bores and associated equipment at Lysander Park (Reserve 37726), Heathridge, as part of the Perth Regional Confined Aquifer Capacity project to upgrade the existing Neerabup Groundwater Treatment Plant. The areas to be used for the bore and associated infrastructure are proposed to be excised from the park in order to come under the management of the Water Corporation.

Two areas within Lysander Park totalling 300m² are proposed to be utilised for the bore and infrastructure. The areas would be used to accommodate the bore, vehicle access areas, small sections of above ground pipe work, and electrical cubicles or small buildings housing electrical equipment and controls. The bore and associated equipment will be fenced for security and safety reasons.

The Water Corporation has indicated that there are few sites that meet the criteria needed to be suitable for the bores. The proposed location of the bore has been chosen to be close to existing bore mains, large enough to accommodate drilling rigs, minimise any clearing and also ensure minimal impact to residents.

Excisions from reserves created pursuant to Section 20A of the former *Town Planning and Development Act 1928* for public purposes and are less than 5% of the area of the reserve, do not require public advertising or approval from the Minister for Lands.

It is also noted that under the provisions of the *Planning and Development Act 2005* and the *Metropolitan Region Scheme*, planning approval for this public work is not required to be provided under *District Planning Scheme No. 2 (DPS2)*, however planning approval is required to be issued by the Western Australian Planning Commission (WAPC), with a recommendation provided to the WAPC by the City.

It is recommended that the Department of Lands be advised that Council supports the proposed land excisions to accommodate the new bore and associated equipment.

BACKGROUND

The excision proposal involves Lysander Park (Reserve 37726 - 36,385m² in area). The park is reserved under DPS2 as 'Parks and Recreation', and is zoned 'Urban' under the *Metropolitan Region Scheme*.

The Water Corporation has provided the following information (in part):

"Since 2012, the Department of Water (DoW) has been undertaking a project investigating deeper, confined aquifers in order to improve the way they are managed and used. This project, known as the Perth Regional Confined Aquifer Capacity (PRCAC) study, aims to improve the certainty of how much water can be extracted from Perth's deep aquifers without impacting their long-term sustainability..."

...Parameters set by DoW have resulted in few sites being identified as suitable for bore construction. The sites must be close to existing bore mains, large enough to accommodate drilling rigs and also ensure minimal impact to residents and the environment. Within the City of Joondalup boundaries, two sites were identified – Beldon Park in Beldon and Lysander Reserve in Heathridge."

Under the provisions of the *Planning and Development Act 2005* and the *Metropolitan Region Scheme*, planning approval for this public work is not required to be provided under DPS2, however planning approval is required to be issued by the WAPC, with a recommendation provided to the WAPC by the City. An application for planning approval under the *Metropolitan Region Scheme* has yet to be submitted by the Water Corporation.

DETAILS

The proposal is to excise two areas totalling 300m² from Lysander Park, being the area located between Centaur Gardens cul-de-sac head and Hodges Drive (Attachment 1 refers). One area (49m²) would house the bore, while the other site (251m²), approximately 35 metres away, would house the electrical building. An indicative building perspective drawing is included at Attachment 2 and building elevations are included at Attachment 3.

The location of the smaller site is adjacent to the existing City of Joondalup drainage site at the end of the Centaur Gardens cul-de-sac, within an area that is not utilised for active recreation. An existing path is located adjacent to the existing drainage site and connects Centaur Gardens with the pedestrian underpass under Hodges Drive. The proposed excision of land would not affect the existing situation.

The second site is located adjacent and slightly within the Lysander Park natural area. This area was considered appropriate in order to reduce the impact on the more open areas of park, as well as retain an appropriate distance from existing underground services.

The Water Corporation also indicates that in addition to the new bore, a section of the bore collector main will need to be constructed through Lysander Park to connect to an existing pipeline near Hodges Drive, however the location will be determined in consultation with the City.

The excised areas would be used as the bore compound which will contain the bore, vehicle access areas, small sections of above ground pipe work, and a small building housing electrical equipment and controls. The compounds will be fenced using palisade fencing for security and safety reasons.

In addition to the sites to be excised, the Water Corporation has advised that an area of approximately 80 metres by 60 metres is required as a temporary access, storage and equipment set up area for the drilling contractor (Attachment 4 refers). Access to the area would be restricted with temporary fencing for the period of construction. The Water Corporation has advised that it will reinstate any areas disturbed during construction.

The Water Corporation indicates it will endeavour to reduce the impact of noise to nearby residents during construction and drilling and will be liaising with potentially affected residents prior to and during construction works.

While the use of existing public open space for this purpose is not ideal, it is acknowledged that the proposed bore is an essential service and it is not uncommon for this type of infrastructure to be located within public open space. It is considered that the areas proposed to be excised will not have a detrimental impact on the use of the existing reserve. It is noted that the Water Corporation has indicated that it will landscape the perimeter of the bore areas. This requirement will be addressed through any development application that is submitted.

Development application

In the event that Council supports the location of the proposed reserve excisions, a development application will be required for planning approval under the *Metropolitan Region Scheme*. In such instances, the Western Australian Planning Commission (WAPC) is the decision-maker for the application, however the City is required to provide comments to inform WAPC's decision.

- consideration of the need for the Water Corporation to liaise with any nearby residents prior to and during construction of the bores to ensure that disruption to those residents is minimised
- the provision and approval of a construction and noise management plan
- the need for any infrastructure to be located so as to avoid the clearing of existing vegetation
- the perimeter of the bore sites to be appropriately landscaped to improve the visual amenity of the area
- reinstatement of any areas disturbed during construction.

Issues and options considered

The options available to Council are:

- support the land excision proposal and forwards the proposal to the Department of Lands for further action
- require the land excision proposal to be advertised for public comment or
- not support the land excision proposal.

Legislation / Strategic Community Plan / policy implications

Legislation *Land Administration Act 1997.
Planning and Development Act 2005.
Metropolitan Region Scheme.*

Strategic Community Plan

Key theme Quality Urban Development.

Objective Integrated spaces.

Policy Not applicable.

Land Administration Act 1997

The Department of Lands through its publication 'Crown Land Administrative and Registration Practice Manual' sets out the necessary procedures in respect to the land excision process for reserves created under Section 152 of the *Planning and Development Act 2005* (this includes reserves formerly created under Section 20A of the *Town Planning and Development Act 1928*). If the proposed excisions are to proceed, Council is required to make a recommendation to the Department of Lands.

Planning and Development Act 2005 and Metropolitan Region Scheme

Section 6 of the *Planning and Development Act 2005* effectively exempts the requirement for a public authority undertaking a public work to obtain planning approval under a local planning scheme (like DPS2). However, in regard to development of the proposed bores, the *Metropolitan Region Scheme* requires the approval of the responsible authority (in this case the WAPC) for development on land zoned under the *Metropolitan Region Scheme*.

Risk management considerations

Not applicable.

Financial / budget implications

There are no financial implications for the City. The Water Corporation will be responsible for all costs associated with the excision process.

Regional significance

The Water Corporation indicates that this project is of regional significance as it will increase the capacity and flexibility of its bore extraction operations.

Sustainability implications

Not applicable.

Consultation

The Department of Lands has advised that, where it is proposed to excise areas from reserves created pursuant to Section 20A of the former *Town Planning and Development Act 1928* that are less than 5% of the area of the reserve and the excision is required for a public purpose, the excision is not required to be advertised.

The Water Corporation has indicated that they will be undertaking consultation with any nearby owners in regard to the proposals. Council could still require that the City undertake advertising of the proposals in order to obtain feedback from nearby residents.

COMMENT

The City has liaised with the Water Corporation to ascertain the most suitable locations for the proposed bore and equipment taking into account the requirements of the Water Corporation as well as seeking to minimise the impact on the usability and safety of the reserve, as well as on any nearby residential properties. The proposal represents approximately 0.8% of the total area of the reserve. While it is not ideal that public open space is required, it is acknowledged that the need for essential services may on occasion require the use of public open space.

It is considered that the proposal will not have any adverse impact on public access to the reserve, and on the basis that the Water Corporation will minimise any disturbance of nearby residents during construction, it is recommended that Council supports the land excisions for the purpose of the bore and associated equipment.

VOTING REQUIREMENTS

Simple Majority.

RECOMMENDATION**That Council:**

- 1 SUPPORTS the request from the Water Corporation to excise portions of Reserve 37726 for the purpose of bore and equipment sites as shown at Attachment 1 to Report CJ128-08/17;**
- 2 REQUESTS the Department of Lands to:**
 - 2.1 proceed with the excision of portions of Reserves 37726 for the purpose of bore and equipment sites as shown at Attachment 1 to Report CJ128-08/17;**
 - 2.2 in the event that the excision process is finalised, provide the Water Corporation management orders over of the excised land areas;**
- 3 NOTES that the Water Corporation will liaise with any nearby residents prior to and during construction of the bore and associated equipment to ensure that disruption to those residents is minimised.**

Appendix 4 refers

To access this attachment on electronic document, click here: [Attach4brf170808.pdf](#)

Disclosure of Financial Interest

Name/Position	Cr John Chester.
Item No./Subject	CJ129-08/17 – Proposed Additions and Change of Use from Hotel to Hospital at Lot 345 (18) Grand Boulevard, Joondalup.
Nature of interest	Financial Interest.
Extent of Interest	Cr Chester's daughter is involved in the project and he has a financial interest.

Disclosures of interest affecting impartiality

Name/Position	Cr Sophie Dwyer.
Item No./Subject	CJ129-08/17 – Proposed Additions and Change of Use from Hotel to Hospital at Lot 345 (18) Grand Boulevard, Joondalup.
Nature of interest	Interest that may affect impartiality.
Extent of Interest	Cr Dwyer knows the applicant.

Name/Position	Cr John Logan.
Item No./Subject	CJ129-08/17 – Proposed Additions and Change of Use from Hotel to Hospital at Lot 345 (18) Grand Boulevard, Joondalup.
Nature of interest	Interest that may affect impartiality.
Extent of Interest	The applicant is the daughter of Cr Logan's fellow Ward Councillor, Cr John Chester and as such is known to him.

Name/Position	Mr John Byrne, Governance Coordinator.
Item No./Subject	CJ129-08/17 – Proposed Additions and Change of Use from Hotel to Hospital at Lot 345 (18) Grand Boulevard, Joondalup.
Nature of interest	Interest that may affect impartiality.
Extent of Interest	An immediate relative of Mr Byrne has utilised the services of Dr Chester.

CJ129-08/17 PROPOSED ADDITIONS AND CHANGE OF USE FROM 'HOTEL' TO 'HOSPITAL' AT LOT 345 (18) GRAND BOULEVARD, JOONDALUP

WARD	North
RESPONSIBLE DIRECTOR	Ms Dale Page Planning and Community Development
FILE NUMBER	84469, 10515
ATTACHMENTS	Attachment 1 Location plan Attachment 2 Development plans Attachment 3 Roof top landscaping concept plan Attachment 4 Environmentally Sustainable Design Checklist

PURPOSE

For Council to determine an application for additions and a change of use from 'Hotel' to 'Hospital' at the existing Joondalup City Hotel site, Lot 345 (18) Grand Boulevard, Joondalup.

EXECUTIVE SUMMARY

An application for development approval has been received for additions to an existing building and change of use from 'Hotel' to 'Hospital' at the existing Joondalup City Hotel site, Lot 345 (18) Grand Boulevard, Joondalup.

The hospital will provide private psychiatric care to patients from the age of 16 years and over, with all patients admitted voluntarily. Services to be provided on site include medical care (assessment and treatment), education, carer/family and consumer support, group and individual psychotherapy. The hospital will not include alcohol and drug rehabilitation.

The additions will be to the rear of the existing three storey building and there will be internal layout changes to reflect the new land use, with a total of 44 beds provided across the first and second floors. A roof garden and other service facilities will be provided on level three including a gymnasium, living area and a quiet activity room. Car parking is to be located on the ground floor, and three additional on-street bays are proposed.

The development is generally consistent with the City's *District Planning Scheme No. 2 (DPS2)*, *Joondalup City Centre Development Plan and Manual (JCCDPM)*, and relevant local planning policies, with the exception of:

- plot ratio of 1.96 proposed in lieu of 1.0
- on-site car parking of 24 bays, in lieu of 30 bays.

Due regard has also been given to the draft *Joondalup Activity Centre Plan (JACP)* as a 'seriously entertained planning proposal', following its adoption by Council at its meeting on 27 June 2017. The development complies with the draft JACP, with the exception of:

- on-site car parking of 24 bays, in lieu of 36 bays
- building height for the additions of 12.5 metres, in lieu of a 13.5 metre minimum height requirement.

The application is required to be determined by Council as the on-site car parking shortfall exceeds the amount required under DPS2 by more than 10%.

The application was initially advertised for 14 days by way of letters to the surrounding land owners and occupiers. Nine objections were received. Further consultation to the same land owners and occupiers was undertaken following receipt of amended plans. A further four objections were received including one submission from an adjoining land owner who had previously provided comment.

It is considered that the proposed land use and additions are appropriate for the locality, and align with the vision of the draft JACP. The applicant has sufficiently demonstrated, through a parking report and providing additional on-street car parking, that the amount of car parking being provided is sufficient.

It is recommended that the application be approved, subject to conditions.

BACKGROUND

Suburb/Location	Lot 345 (18) Grand Boulevard, Joondalup.
Applicant	Chester Property (WA) Pty Ltd.
Owner	TSA68 Pty Ltd.
Zoning	Centre.
DPS2	Central City Area.
MRS	Central City Area.
Site area	1,350m ² .
Structure plan	<i>Joondalup City Centre Development Plan and Manual (JCCDPM).</i> <i>Draft Joondalup Activity Centre Plan (JACP).</i>

The subject site is bound by Grand Boulevard to the north-east, a two storey residential development to the south and three storey mixed-use developments to both the east and west (Attachment 1 refers).

The subject site is already occupied by a three storey development being the Joondalup City Hotel. Vehicular access to the property is currently via a right of way (ROW) to the south of the lot (10 Hammersmith Court) which can be accessed from both McLarty Avenue and Hammersmith Court. This also provides vehicular access to the adjoining mixed use lots.

The site is zoned 'Central City Area' under the *Metropolitan Region Scheme (MRS)* and 'Centre' under DPS2. The site is subject to the requirements of the *Joondalup City Centre Development Plan and Manual (City North District) (JCCDPM)* whereby the lot is set aside for General City Uses.

At its meeting held on 27 June 2017 (CJ090-06/17 refers), Council supported the draft *Joondalup Activity Centre Plan (JACP)* following community consultation, and forwarded it to the Western Australian Planning Commission for determination. As the document has been supported by Council it has been given due regard in the consideration of this application, as a 'seriously entertained planning proposal'. Under the draft JACP the site is located within the 'Health and Wellness' precinct. The draft JACP supersedes the draft *Joondalup City Centre Structure Plan*.

In 2015 a development application for additions to the existing hotel was approved under delegated authority. Works did not commence and this approval has subsequently lapsed. The scale of these additions was similar to the current proposal.

DETAILS

The proposed development includes the following:

- A change of land use from 'Hotel' to 'Hospital'.
- Additions to the existing three storey building, located to the rear of the site.
- Internal layout changes to reflect the new land use, with a total of 44 beds provided across the first and second floors.
- Car parking on the ground floor, with a total of 24 car bays provided.
- A roof garden and other service facilities on level three including a gymnasium, living area and a quiet activity room.

The development plans are provided as Attachment 2 and the roof top landscaping concept plan as Attachment 3.

The hospital will provide private psychiatric care to patients from the age of 16 years and over, with all patients admitted voluntarily. Services to be provided on site include medical care (assessment and treatment), education, carer/family and consumer support, group and individual psychotherapy. The hospital will not include alcohol and drug rehabilitation. It is anticipated that there will be 10 - 20 admission/discharges per week to occur during business hours Monday - Friday, with a maximum of 15 staff on-site at any time.

The land use 'Hospital' is a discretionary (D) use under the JCCDPM and draft JACP.

The development complies with the requirements of DPS2, JCCDPM and draft JACP, with the exception of:

- plot ratio of 1.96 in lieu of 1.0 required under the JCCDPM
- maximum building height of 12.5 metres in lieu of 13.5 metre minimum height required under the draft JACP
- on-site car parking of 24 bays in lieu of 30 bays required under the JCCDPM and 36 bays required under the draft JACP.

Land use

Under the JCCDPM, the land use 'Hospital' is not listed as a preferred use and therefore is considered a discretionary (D) use. It is noted that preferred uses include medical suites and community facilities. Having regard to the draft JACP, the land use is a discretionary (D) use under the draft JACP Health and Wellness precinct.

The vision for the area under the JCCDPM is *...a vibrant inner-city community offering the opportunity to live, work, shop and recreate.*

The objectives for the Health and Wellness precinct under the draft JACP are as follows:

- *Establish Shenton Avenue as the northern gateway to JAC and as a multi-modal east-west connection linking Joondalup Arena and Joondalup Health Campus.*
- *Encourage more intense development on both sides of Joondalup Drive and Grand Boulevard.*
- *Improve pedestrian connectivity between Joondalup Arena and Joondalup health Campus.*
- *Establish Kennedy Drive as an east-west connector for all transport modes.*
- *Establish a centrally located community focal point or neighbourhood centre to serve the residential community in the precinct.*

The proposed land use is considered appropriate given the site's proximity to the Joondalup Health Campus and Private Hospital and surrounding consulting rooms. The hospital will provide services that will benefit not only Joondalup residents but the broader 'northern corridor' community.

Given the fact that admissions will only occur during business hours and that there is no proposed provision of emergency care, it is not considered that the amenity of neighbouring residential dwellings will be detrimentally affected by the proposed land use.

The proposed modifications to the established building facade and incorporation of the roof garden will both modernise the development and increase the street presence of the building on Grand Boulevard. This is considered to be in line with the above mentioned precinct objective which is to encourage more intense development on Grand Boulevard.

Plot ratio and building height

The plot ratio relates to the intensity of development on a site. A plot ratio of 1.96 is proposed in lieu of 1.0 required under the JCCDPM, with the total building area exceeding the maximum permitted by 1,294.5m².

There is no plot ratio requirement under the draft JACP, with the intensity of development controlled through measures such as building height and setbacks. The proposed additions meet these requirements, except for the maximum building height of 12.5 metres being less than the minimum height required of 13.5 metres.

The built form impact upon surrounding residential landowners as a result of the proposed plot ratio is considered to be minimal, as the proposed additions to the established building have been designed to sit within and complement the existing built form and will be located towards the centre and rear of the site. As the maximum height of the development is to be one metre less than the minimum height requirement of 13.5 metres, residential amenity is maintained with regard to additional building bulk and overshadowing. Further to this, there is to be no loss of privacy or overlooking given the incorporation of privacy screens to the roof terrace in addition to the minimum separation distance of 12 metres provided between the additions and the adjoining residential development to the rear provided by the proposed car park and rear laneway.

Finally, the 12.5 metre maximum height of the development is considered to be appropriate given the amenity provided to future patients through the incorporation of the roof top terrace in lieu of an additional floor level.

Car parking and traffic

The development will utilise existing vehicle access points from the right-of-way, with a total of 24 car bays proposed on-site. Three car bays are proposed within the verge along Grand Boulevard, providing additional public parking facilities within the vicinity.

In accordance with the JCCDPM parking requirement of one bay per three patients, plus one space for each staff member on duty, the development requires a total of 30 car bays on-site, resulting in a shortfall of six bays.

The draft JACP provides a standard parking requirement of one bay per 75m² of net lettable area for all non-residential development in the Health and Wellness precinct. Based on this, a total of 36 car bays are required, resulting in a shortfall of 12 bays.

As the parking requirement under the draft JACP captures all types of non-residential development, there may be some instances where the provision of parking less than the prescribed number may be appropriate, where adequately demonstrated based on specific land use type and function.

Accordingly, a car parking report was included with the application addressing the car parking shortfall under both the JCCDPM and draft JACP. The report has been considered by relevant City technical officers and the car parking is considered appropriate given the following:

- Most patients will not drive or have a vehicle on-site, with parking mainly required for staff, visitors and group therapy sessions.
- The management of the hospital, including visiting hours and group therapy times is such that the anticipated peak demand for car parking will be 24 bays required on

weekends. This parking will be provided on-site and is also outside business hours of many commercial businesses within the area.

- While the parking report demonstrates that there is sufficient parking provided on-site for how the hospital will operate, there are also 42 on-street parking bays within 150 metres of the site (excluding resident only parking). Additionally, three on-street car parking bays are proposed to be constructed as part of this development. This car parking will not be for the exclusive use of the hospital, but will increase the availability of public car parking in the vicinity. The public car parking is time restricted (two hours) and currently heavily utilised by surrounding businesses and residents. However, as the peak demand for the hospital will be outside the trading hours for many commercial businesses within the area, it is expected that the public car parking can cater for any visitor overflow, should it be required.
- The site is located on a high frequency bus route (Grand Boulevard) and within a walkable distance of approximately 900 metres from the Joondalup transit station, thereby reducing the travel dependency on cars.

To ensure that the hospital is appropriately managed to reduce car parking demand and reliance on public car parking, a condition is recommended requiring a Parking Management Plan be submitted to and approved by the City prior to the commencement of development. The approved Parking Management Plan will be required to detail the management of employee car parking on site, management of visitor car parking during visitor hours and group therapy times, appropriate way finding and the intended locations of directional signs to be placed on the site.

The traffic generated by the development is considered comparable to the current hotel use and therefore there is not expected to be a significant change to traffic resulting from the development. It is noted that traffic capacity of the right-of-way can support the development, with no safety issues identified.

Joondalup Design Reference Panel (JDRP)

The development was initially reviewed by the JDRP at its meeting held on 25 January 2017. As a result, amended plans were submitted. These were also reviewed by the JDRP at its meeting held on 5 May 2017. The feedback from the panel on the amended plans is outlined in the table below.

JDRP Comment	Applicant Response	City Response
Overall the amended plan significantly improved on the original design.	Noted.	Noted.
The roof garden should incorporate shade structures and needs to consider ventilation to ensure the space is comfortable during summer months.	The applicant clarified that shade structures in the form of feature artwork is proposed. The aluminium panels are also proposed to be perforated to ensure cross ventilation is provided.	The applicant's comments are noted. Should further shade structures be required, these can be proposed at a later stage (will need to be subject to a separate development application).

JDRP Comment	Applicant Response	City Response
Further articulation could be achieved through varying the heights of the glass/aluminium panelling to the roof garden. It is acknowledged that there are minimum safety requirements that are required to be achieved.	The development plans have not been amended to alter the glass/aluminium panelling to the roof garden.	While the plans have not been amended to vary the roof heights, it is considered that the combined use of glass and perforated panelling provides sufficient articulation.
There may be insufficient space within the car park for the proposed trees.	The applicant is comfortable that there is sufficient space available.	Should the application be approved a condition is recommended requiring a detailed landscaping plan. This plan will provide further details of landscaping, ensuring there is sufficient space for the trees.

Public Consultation

The application was advertised to 46 adjoining land owners for a period of 14 days, from 25 January to 8 February 2017, with comments sought in relation to the proposed land use.

Nine submissions were received being nine letters of objection.

Following comments made by the Joondalup Design Reference Panel (JDRP) the applicant amended the design of the development and the City carried out further consultation on the amended proposal for a period of 14 days, from 1 May to 15 May 2017, with comments sought in relation to the proposed car parking shortfall.

Four objections were received including one submission from an adjoining land owner who had previously provided comment.

The concerns raised in the submissions included the following:

- The hospital should be located further from the Joondalup residential area.
- The hospital should not be located within a busy suburban area but attached to a pre-existing hospital.
- The hospital should be located on larger grounds.
- There is insufficient staff for the facility.
- Noise during construction and from the roof garden.
- Increased pressure on parking in an already busy area.
- Constant congestion in the area given the scale of the hospital.
- Safety and security during construction and once it is operational, disrupting quiet enjoyment of adjoining residents.
- Privacy concerns with overlooking from hospital rooms and the roof garden.
- Overshadowing to adjoining properties.
- Scale of the development is out of character with the area and does not blend with the streetscape.
- The development will devalue surrounding properties.

Response to Submissions:

- As outlined above, the land use and car parking proposed are considered appropriate and the traffic that will be generated by the development is considered to be acceptable. The development complies with the privacy and overshadowing requirements of the JCCDPM and draft JACP.
- The overall scale of the development aligns with the draft JACP, including building heights and setbacks.
- Should the application be approved a Construction Management Plan will be required. This will detail how the construction of the development is proposed to be managed with regard to the delivery and storage of materials and equipment to the site, parking arrangements for contractors and subcontractors, management of sand and dust during construction.
- Property value is not a valid planning consideration.

Issues and options considered

Council is required to determine whether the plot ratio, and on-site car parking is appropriate.

Council may determine an application for development approval by:

- granting development approval without conditions
- granting development approval with conditions
or
- refusing to grant development approval.

Legislation / Strategic Community Plan / policy implications

Legislation *City of Joondalup District Planning Scheme No. 2 (DPS2).
Planning and Development (Local Planning Schemes)
Regulations 2015 (the Regulations).*

Strategic Community Plan

Key theme Quality Urban Environment.

Objective Quality built outcomes.

Strategic initiative Building and landscape is suitable for the immediate environment and reflect community values.

Policy *State Planning Policy 3.7 – Planning in Bushfire Prone Areas.*

City of Joondalup District Planning Scheme No. 2 (DPS2)

Clause 3.11 of DPS2 sets out the objective for development within the 'Centre' zone:

3.11 THE CENTRE ZONE

3.11 The Centre Zone is intended to accommodate existing and proposed business centres varying in size from local centres to strategic metropolitan centres and provides for the co-ordinated planning and development of these centres or

other planning precincts where the local government considers that a Structure Plan is necessary.

The objectives of the Centre Zone are to:

- (a) provide for a hierarchy of centres from local centres to strategic metropolitan centres, catering for the diverse needs of the community for goods and services;*
- (b) ensure that the city's commercial centres are integrated and complement one another in the range of retail, commercial, entertainment and community services and activities they provide for residents, workers and visitors;*
- (c) encourage development within centres to create an attractive urban environment;*
- (d) provide the opportunity for the coordinated and comprehensive planning and development of centres through a Structure Plan process.*

Clause 4.5 of DPS2 allows for certain standards and requirements of the scheme to be varied by Council:

4.5 VARIATIONS TO SITE AND DEVELOPMENT STANDARDS AND REQUIREMENTS

4.5.1 Except for development in respect of which the Residential Design Codes apply, if a development is the subject of an application for planning approval and does not comply with a standard or requirement prescribed under the Scheme, the Council may, notwithstanding that non-compliance, approve the application unconditionally or subject to such conditions as the Council thinks fit.

4.5.2 In considering an application for planning approval under this clause, where, in the opinion of Council, the variation is likely to affect any owners or occupiers in the general locality or adjoining the site which is subject of consideration for the variation, the Council shall:

- (a) consult the affected parties by following one or more of the provisions for advertising uses pursuant to clause 64 of the deemed provisions and*
- (b) have regard to any expressed views prior to making its decision to grant the variation.*

4.5.3 The power conferred by this clause may only be exercised if the Council is satisfied that:

- (a) approval of the proposed development would be appropriate having regard to the criteria set out in Clause 67 of the deemed provisions;*
- (b) the non-compliance will not have any adverse effect upon the occupiers or users of the development or the inhabitants of the locality or upon the likely future development of the locality.*

Planning and Development (Local Planning Schemes) Regulations 2015 (the Regulations).

Clause 67 of Schedule 2 of the Regulations sets out the matters to be considered by Council when determining an application for development approval.

In considering an application for development approval the local government is to have due regard to the following matters to the extent that, in the opinion of the local government, those matters are relevant to the development the subject of the application —

- (a) *the aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area;*
- (b) *the requirements of orderly and proper planning including any proposed local planning scheme or amendment to this Scheme that has been advertised under the Planning and Development (Local Planning Schemes) Regulations 2015 or any other proposed planning instrument that the local government is seriously considering adopting or approving;*
- (c) *any approved State planning policy;*
- (d) *any environmental protection policy approved under the Environmental Protection Act 1986 section 31(d);*
- (e) *any policy of the Commission;*
- (f) *any policy of the State;*
- (g) *any local planning policy for the Scheme area;*
- (h) *any structure plan, activity centre plan or local development plan that relates to the development;*
- (i) *any report of the review of the local planning scheme that has been published under the Planning and Development (Local Planning Schemes) Regulations 2015;*
- (j) *in the case of land reserved under this Scheme, the objectives for the reserve and the additional and permitted uses identified in this Scheme for the reserve;*
- (k) *the built heritage conservation of any place that is of cultural significance;*
- (l) *the effect of the proposal on the cultural heritage significance of the area in which the development is located;*
- (m) *the compatibility of the development with its setting including the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development;*
- (n) *the amenity of the locality including the following —*
 - (i) *environmental impacts of the development;*
 - (ii) *the character of the locality;*
 - (iii) *social impacts of the development;*

- (o) *the likely effect of the development on the natural environment or water resources and any means that are proposed to protect or to mitigate impacts on the natural environment or the water resource;*
- (p) *whether adequate provision has been made for the landscaping of the land to which the application relates and whether any trees or other vegetation on the land should be preserved;*
- (q) *the suitability of the land for the development taking into account the possible risk of flooding, tidal inundation, subsidence, landslip, bush fire, soil erosion, land degradation or any other risk;*
- (r) *the suitability of the land for the development taking into account the possible risk to human health or safety;*
- (s) *the adequacy of —*
 - (i) *the proposed means of access to and egress from the site; and*
 - (ii) *arrangements for the loading, unloading, manoeuvring and parking of vehicles;*
- (t) *the amount of traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety;*
- (u) *the availability and adequacy for the development of the following —*
 - (i) *public transport services;*
 - (ii) *public utility services;*
 - (iii) *storage, management and collection of waste;*
 - (iv) *access for pedestrians and cyclists (including end of trip storage, toilet and shower facilities);*
 - (v) *access by older people and people with disability;*
- (v) *the potential loss of any community service or benefit resulting from the development other than potential loss that may result from economic competition between new and existing businesses;*
- (w) *the history of the site where the development is to be located;*
- (x) *the impact of the development on the community as a whole notwithstanding the impact of the development on particular individuals;*
- (y) *any submissions received on the application;*
- (za) *the comments or submissions received from any authority consulted under clause 66;*
- (zb) *any other planning consideration the local government considers appropriate.*

State Planning Policy 3.7 – Planning in Bushfire Prone Areas (SPP3.7)

The subject site has been identified as being located within a bushfire prone area on the Map of Bushfire Prone Areas prepared by the Department of Fire and Emergency Services (DFES) and as such is subject to the provisions of SPP3.7. The intent of this policy is:

“...to implement effective risk-based land use planning and development to preserve life and reduce the impact the bushfire on property and infrastructure.”

As the only part of the site located within the bushfire prone area is the south west corner of the car park, compliance with SPP3.7 is not required. In accordance with the policy, a condition of development approval has been included requiring notification on the Certificate of Title to alert future land owners that the site is located in a bushfire prone area.

Risk management considerations

The proponent has a right of review against the Council decision, or any conditions included therein, in accordance with the *State Administrative Tribunal Act 2004* and the *Planning and Development Act 2005*.

Financial / budget implications

The applicant has paid fees of \$10,251 (excluding GST) in accordance with the City's Schedule of Fees and Charges for the assessment of the application.

Regional significance

Not applicable.

Sustainability implications

The applicant has completed the City's Environmentally Sustainable Design Checklist to the extent that it is applicable to the development. The completed checklist is provided as Attachment 4.

Consultation

The application was advertised to 46 adjoining land owners and occupiers for a period of 14 days, with comments sought in relation to the proposed land use.

Nine submissions were received being nine letters of objection.

Following the receipt of amended plans, further consultation to the same land owners and occupiers was undertaken, with comments sought in relation to the proposed car parking shortfall. Four submissions were received, being objections.

The submissions have been considered as part of the assessment of the application as outlined in the 'Details' section of Report CJ129-08/17.

COMMENT

As outlined above, it is considered that the land use and overall design of the development is appropriate for the locality, and aligns with the vision of the draft JACP.

The application is therefore recommended for approval, subject to conditions.

VOTING REQUIREMENTS

Simple Majority.

RECOMMENDATION

That Council:

- 1 **APPROVES** under clause 68(2) of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* the application for development approval, dated 30 December 2016 submitted by Chester Property (WA) Pty Ltd, on behalf of the land owner, TSA68 Pty Ltd, for proposed Hospital (change of use from hotel and additions) at Lot 345 (18) Grand Boulevard, Joondalup, subject to the following conditions:
 - 1.1 This approval relates to the additions and change of use to ‘Hospital’ as indicated on the approved plans. It does not relate to any other development on the lot;
 - 1.2 A Construction Management Plan shall be submitted to and approved by the City prior to the commencement of development. The management plan shall details how it is proposed to manage:
 - 1.2.1 all forward works for the site;
 - 1.2.2 the delivery of materials and equipment to the site;
 - 1.2.3 the storage of materials and equipment at the site;
 - 1.2.4 the parking arrangements for the contractors and subcontractors;
 - 1.2.5 the management of dust and noise during the construction process;
 - 1.2.6 other matters likely to impact on surrounding properties,and works shall be undertaken in accordance with the approved Construction Management Plan;
 - 1.3 A full schedule of colours and materials for all exterior parts to the building is to be submitted and approved prior to the commencement of development. Development shall be in accordance with the approved schedule and all external materials and finishes shall be maintained to a high standard, including being free of vandalism, to the satisfaction of the City;
 - 1.4 Any roof mounted or freestanding plant or equipment such as air conditioning units, satellite dishes or radio masts to be located and screened so as not to be visible from beyond the boundaries of the development site, prior to the occupation of the building(s) to the satisfaction of the City;
 - 1.5 All stormwater shall be collected on-site and disposed of in a manner acceptable to the City;
 - 1.6 Detailed landscaping plans shall be submitted to the City for approval prior to the commencement of construction. These landscaping plans are to indicate the proposed landscaping treatment(s) of the subject site and the adjoining road verge(s), and shall:
 - 1.6.1 Be drawn at an appropriate scale of either 1:100, 1:200 or 1:500;
 - 1.6.2 Provide all details relating to paving, treatment of verges and tree planting in the car park and roof garden;

- 1.6.3 Show spot levels and/or contours of the site;
 - 1.6.4 Indicate any natural vegetation to be retained and the proposed manner in which this will be managed;
 - 1.6.5 Be based on water sensitive urban design principles to the satisfaction of the City;
 - 1.6.6 Be based on Designing out Crime principles to the satisfaction of the City;
 - 1.6.7 Show all irrigation design details;
- 1.7 Landscaping and reticulation shall be established in accordance with the approved landscaping plans, Australian Standards and best trade practice prior to the development first being occupied and thereafter maintained to the satisfaction of the City;
- 1.8 The car parking bays, driveways and access points shown on the approved plans are to be designed, constructed, drained and marked in accordance with the Australian Standard for Off-street Car Parking (AS/NZS2890.1 2004), Off-street Parking for People with Disabilities (AS/NZS2890.6 2009) and Off-street Commercial Vehicle Facilities (AS2890.2:2002), prior to the occupation of the development. These bays are to be thereafter maintained to the satisfaction of the City;
- 1.9 All development shall be contained within the property boundaries;
- 1.10 A notification, pursuant to section 70A of the *Transfer of Land Act 1893*, shall be placed on the certificate of title for the subject lot. The notification shall be at the owner/applicants' expense, and lodged with the Registrar of Titles for endorsement on the certificate of title, prior to the commencement of development. The notification is to state as follows:
- 'This land is within a bushfire prone area as designated by an Order made by the Fire and Emergency Services Commissioner';*
- 1.11 Three on street car parking bays within the Piccadilly Circle road reserve shall be provided to the specification and satisfaction of the City. The three on street car bays are required to be constructed and completed to the satisfaction of the City prior to the development first being occupied. All costs associated with the proposed construction of the parking bays within the Piccadilly Circle road reserve shall be at the expense of the applicant;
- 1.12 A Parking Management Plan shall be submitted to and approved by the City, prior to the commencement of development. The approved Parking Management Plan is required to detail the management of employee car parking on site, management of visitor car parking, appropriate way finding and the intended locations of directional signs to be placed on the site.

Appendix 5 refers

To access this attachment on electronic document, click here: [Attach5brf170808.pdf](#)

CJ130-08/17 MINUTES OF EXTERNAL COMMITTEES

WARD	All
RESPONSIBLE DIRECTOR	Mr Jamie Parry Governance and Strategy
FILE NUMBER	03149, 101515
ATTACHMENT	Attachment 1 Minutes of Mindarie Regional Council meeting held on 6 July 2017. <i>(Please Note: These minutes are only available electronically).</i>
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 Council to note the minutes of various bodies on which the City has current representation.

EXECUTIVE SUMMARY

The following minutes are provided:

- Minutes of Mindarie Regional Council meeting held on 6 July 2017.

DETAILS

The following information details those matters that were discussed at these external meetings and may be of interest to the City of Joondalup.

Mindarie Regional Council meeting – 6 July 2017

A meeting of the Mindarie Regional Council was held on 6 July 2017.

At the time of this meeting Cr Russ Fishwick JP and Cr Mike Norman were Council's representatives on the Mindarie Regional Council.

For the information of Council, the following matter of interest to the City of Joondalup was resolved at the special meeting of the Mindarie Regional Council:

- 11.3 Western Metropolitan Regional Council – Request for an extension to the Agreement for the supply of Municipal Solid Waste.

It was resolved by the Mindarie Regional Council as follows:

“That Council:

- 1 *Advise the WMRC that it is prepared to extend the agreement entitled “Deed regarding the delivery of waste” (the Deed) to supply 18,500 tonnes of waste for a further twelve (12) months until 26 June 2018.*
- 2 *Will formalise the time extension referred to in (1) above by varying clause 2.2(a) of the Deed by deleting the number “2” after “on the” and inserting the number “3” so that it reads:*

“2.2(a) on the 3 year anniversary of its commencement of this Deed, as determined by clause 2.1(a)”.
- 3 *Will prepare a formal letter confirming the extension of time, which is to accompany a revised copy of the Deed for signing by both parties.”*

11.4 Budget Approval – Financial Year 2017-18

It was resolved by the Mindarie Regional Council as follows:

“That Council:

- (i) *Adopt the Budget for the Mindarie Regional Council for 2017-18 financial year.*
- (ii) *Endorse the on-going strategy of deferred payment of operational surpluses, as approved by Council at its August 2005 meeting, for the 2005-06 financial year and future years to meet its on-going capital requirements.*
- (iii) *Approve the use of an on-going overdraft facility of \$1 million to manage cashflow ‘short falls’ during the 2017-18 financial year and future years.*
- (iv) *Approve the Capital Budget Program of \$12,536,048 for 2017-18 as follows:*

New capital expenditures

	\$
<i>Buildings</i>	210,000
<i>Office furniture and equipment</i>	23,500
<i>Computer equipment</i>	156,000
<i>Plant and equipment</i>	310,000
<i>Infrastructure</i>	3,907,548
<i>Vehicles</i>	<u>1,368,000</u>
	5,975,048
<u><i>Carried forward capital expenditures</i></u>	
<i>Waste facility precinct</i>	6,000,000
<i>Hino Bin truck replacement</i>	286,000
<i>Recycling centre realignment phase 3</i>	<u>275,000</u>
	<u>6,561,000</u>
<i>Total Capital expenditure</i>	12,536,048

- (v) *Approve that \$616,538 will be transferred from the Operating Surplus to the Site Rehabilitation Reserve.*
- (vi) *Approve that \$6,000,000 will be transferred from the Operating Surplus to the Reserve for Capital Expenditure.*
- (vii) *Approve that \$6,536,048 be transferred from the Reserve for Capital Expenditure to Operating Surplus to fund capital expenditures.*
- (viii) *Approve that any funds required for carbon abatement projects be transferred from the Carbon Abatement Reserve to the Operating Surplus.*
- (ix) *Approve that all interest earned on cash funds associated with cash-backed reserves will not be credited to the respective reserves.”*

11.5 Request for Research Funding

It was resolved by the Mindarie Regional Council as follows:

“That Council:

- 1 *Write to the Waste Management Association of Australia advocating for the creation of an industry scholarship for research into initiatives for the better design, management and remediation of landfills.*

(Simple Majority required).

- 2 *Approve the requested \$7,000 of funding for the Vetiver Grass Treatment of Landfill Leachate project.*

(Absolute Majority required).

13 Motions of which previous notice has been given

Notice of Motion – Cr Russ Fishwick – MRC Classification to Band 2

“That the Chief Executive Officer be requested to conduct a review of the Mindarie Regional Council’s (MRC) band classification as determined by the Salaries and Allowances Tribunal (SAT) to ascertain if there is justification for the MRC in making a submission to the SAT to be reclassified from a band 3 Regional Council to a band 2 Regional Council.”

16.1 Confidential – Appointment of External Auditors

It was resolved by the Mindarie Regional Council as follows:

“That Macri Partners be appointed as the Mindarie Regional Council’s external auditors for a period of 2 years, commencing on 1 July 2017.

(Absolute Majority required).

Legislation / Strategic Community Plan / policy implications

Legislation Not applicable.

Strategic Community Plan

Key theme Governance and Leadership.

Objective Strong leadership.

Strategic initiative Seek out City representation on key external and strategic bodies.

Policy Not applicable.

Risk management considerations

Not applicable.

Financial / budget implications

Not applicable.

Regional significance

Not applicable.

Sustainability implications

Not applicable.

Consultation

Not applicable.

VOTING REQUIREMENTS

Simple Majority.

RECOMMENDATION

That Council NOTES the minutes of the Mindarie Regional Council meeting held on 6 July 2017 forming Attachment 1 to Report CJ130-08/17.

To access this attachment on electronic document, click here: [External Minutes170808.pdf](#)

CJ131-08/17 CORPORATE BUSINESS PLAN QUARTERLY PROGRESS REPORT FOR THE PERIOD 1 APRIL TO 30 JUNE 2017

WARD	All
RESPONSIBLE DIRECTOR	Mr Jamie Parry Governance and Strategy
FILE NUMBER	20560, 101515
ATTACHMENTS	Attachment 1 Corporate Business Plan Quarterly Progress Report for the period 1 April to 30 June 2017 Attachment 2 Capital Works Program Quarterly Report for the period 1 April to 30 June 2017
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 Council to receive the *Corporate Business Plan Quarterly Report* for the period 1 April to 30 June 2017 and the *Capital Works Quarterly Report* for the period 1 April to 30 June 2017.

EXECUTIVE SUMMARY

The City's *Corporate Business Plan 2016–2017 – 2020–2021* is the City's five year delivery program which is aligned to the strategic direction and priorities set within the 10 Year *Strategic Community Plan: Joondalup 2022*.

The *Corporate Business Plan* contains the major projects and priorities which the City proposes to deliver over the five year period and also specific milestones for projects and priorities in the first year (2016–17).

The *Corporate Business Plan Quarterly Progress Report* for the period 1 April to 30 June 2017 provides information on the progress of 2016–17 projects and programs against these quarterly milestones and is shown as Attachment 1 to Report CJ131-08/17.

A *Capital Works Quarterly Report*, which details all projects within the *Capital Works Program*, is provided as Attachment 2 to Report CJ131-08/17.

It is therefore recommended that Council RECEIVES the:

- 1 *Corporate Business Plan Quarterly Progress Report for the period 1 April to 30 June 2017, which is shown as Attachment 1 to Report CJ131-08/17;*
- 2 *Capital Works Quarterly Report for the period 1 April to 30 June 2017, which is shown as Attachment 2 to Report CJ131-08/17.*

BACKGROUND

The City's *Corporate Business Plan 2016–2017 – 2020–2021* demonstrates how the objectives of the City's *Strategic Community Plan* are translated into a five year delivery program.

Following the major review of the *Corporate Business Plan*, endorsed by Council at its meeting held on 16 August 2016 (CJ121-08/16 refers), the *Corporate Business Plan* now contains the major projects and priorities for the five year delivery period and more detailed information with quarterly milestones on projects that the City intends to deliver in the 2016-17 financial year.

The City's *Corporate Reporting Framework* requires the development of quarterly reports against annual projects and priorities which are presented to Council on a quarterly basis.

The City's *Corporate Business Plan* and quarterly reports are in line with the Department of Local Government and Communities *Integrated Planning Framework* which requires planning and reporting on local government activities.

DETAILS

Issues and options considered

The *Corporate Business Plan Quarterly Progress Report* provides information on progress against the milestones for the 2016–17 projects and programs within the *Corporate Business Plan*.

A commentary is provided against each quarterly milestone on the actions completed and project status is reported via colour coding which indicates if the project has been completed, is on track, or is slightly behind schedule. Note that the colour blue indicates that all milestones for the year have been completed. Information is also provided on the budget status for each item.

As this is the final *Corporate Business Plan Quarterly Progress Report* for 2016–17, the following provides an overall summary of significant achievements for the financial year.

Governance and Leadership:

- 2015-16 Annual Customer Satisfaction Survey conducted with 85.8% overall customer satisfaction rating.
- A significant number of policies reviewed and new policies developed.
- The following local laws developed or reviewed:
 - *Animals Amendment Local Law 2016*.
 - *Waste Local Law 2017*.
 - *Repeal Local Law 2017*.
- Meeting of the Strategic Community Reference Group held to discuss the City's engagement and communication approaches.
- Review of the *Governance Framework* adopted.
- The 2016 Compliance Audit Return was adopted by Council and submitted to the Department of Local Government and Communities.
- Major review of the *Strategic Community Plan: Joondalup 2022*, finalised with a report to be presented to Council in early 2017-18.

- Review of the *Delegated Authority Manual* endorsed.
- Review of the *Code of Conduct* conducted.
- Participation in the Australasian Local Government Performance Excellence Program to track and benchmark performance against the local government sector.
- Sister City relationship maintained with Jinan, China.
- Community engagement on a number of projects, including the following:
 - *Draft Burns Beach Master Plan*.
 - Mawson Park proposed dog control measures.
 - *Draft Local Planning Scheme No. 3*.
 - *Draft Coastal Local Planning Policy*.
 - Beldon Park proposed upgrades.
 - *Draft Joondalup Activity Centre Plan*.
 - Warrandyte Park, Craigie.
 - Ocean Reef Marina public environmental review, Metropolitan Region Scheme Amendment and other related planning documents.
 - Joondalup Performing Arts and Cultural Facility Business Case.
- Level of communication via Facebook and Twitter increased to more than 30,000 people.

Financial Sustainability:

- Review of the *20 Year Strategic Financial Plan* commenced.
- Capital Works Projects completed — new or upgraded park equipment:
 - Plumdale Park, Woodvale.
 - Tom Walker Park, Sorrento.
 - Barwon Park, Craigie.
 - Noal Gannon Park, Duncraig.
- Capital Works Projects completed — traffic management upgrades:
 - Oceanside Promenade – West View Boulevard stage 2, Mullaloo.
 - Marmion Avenue – Edinburgh Avenue pedestrian crossing, Kinross.
 - Albion Street – Marmion Avenue intersection, Craigie.
 - Moondarra Way, Joondalup.
- Capital Works Projects completed — road preservation and resurfacing:
 - Beach Road — Davalia Road to Duffy Road, Duncraig.
 - Drakeswood Road, Greenwood.
 - Cowper Road — Parker Avenue to Parnell Avenue, Sorrento.
 - Adenmore Way, Kingsley.
- Capital Works Projects completed — drainage upgrades:
 - Macquarie Avenue drainage upgrade, Padbury.
 - Marlock Drive drainage upgrade, Greenwood.
 - Penistone Park sump beautification, Greenwood.
 - Hawker Avenue drainage upgrade, Warwick.
- Capital Works Projects completed — new or resurfaced paths:
 - Shenton Avenue, Ocean Reef.
 - Ocean Reef Boat Harbour, Ocean Reef.
 - Robertson Road Cycleway, Kingsley.
 - Ocean Gate Parade, Iluka.
- Capital Works Projects completed — major building works commenced or completed:
 - Penistone Park facility redevelopment, Greenwood.
 - Wanneroo State Emergency Services, Joondalup.
 - Kingsley Clubrooms, Kingsley.
 - Sorrento Beach Enclosure, Sorrento.

- Stage 2 construction completed on Ocean Reef Road dualling.
- Construction completed on Ocean Reef Road and Joondalup Drive intersection upgrade.
- Construction completed on Hepburn Avenue/Glengarry Drive roundabout improvements.

Quality Urban Environment:

- *Draft Local Planning Scheme No. 3* finalised and endorsed by Council.
- A number of local planning policies to support *Draft Local Planning Scheme No. 3* and *Local Housing Strategy* developed and adopted by Council.
- *Draft Activity Centre Plan* developed and endorsed by Council and forwarded to the Western Australian Planning Commission for determination.
- *Burns Beach Master Plan* and revised concept plan endorsed by Council.
- Priority 3 Entry Statements installed at Hodges Drive, Ocean Reef Road and Hepburn Avenue as part of the Arterial Roads Program.
- Planting completed as part of the 2016–2017 *Leafy Cities Program*.
- *Road Safety Action Plan 2016–2020* endorsed by Council and actions implemented.
- Actions from *Bike Plan 2015-2020* implemented.
- Actions from *Walkability Plan 2013–2018* implemented.
- Robertson Road Cycleway path upgrade Stage 2 completed.

Economic Prosperity, Vibrancy and Growth:

- Award received for THE LINK project - 2017 Best Practice Award for University–Industry Engagement from University Industry Innovation Network.
- Investment attraction video completed.
- Delivery of Kaleidoscope 2016 attracting a crowd of more than 50,000 people and receiving an award from Parks and Leisure Australia (WA) event of the year.
- Continued progress on Ocean Reef Marina Project.
- Ongoing collaboration with North Metropolitan TAFE in the delivery of sixty27.
- *Business Needs Survey* conducted.
- Continued progress on the proposal for cafés, kiosks and restaurants at Pinnaroo Point and Burns Beach.
- Delivery of two successful Business Forums at Joondalup Resort, Connolly.
- *International Economic Development Activities Plan* developed and endorsed by Council.
- Actions from *Economic Development Strategy* implemented.
- Telstra Proof of Concept Pilot Project at Tom Simpson Park activated and a video promoting the project launched by Telstra.
- Development and publishing on the City's website of a dashboard with summary economic data and information.

The Natural Environment:

- Activities delivered as part of *Think Green Environmental Education Program* including the following:
 - Food Forests Seminar.
 - Pathogen Walk and Talk.
 - Eco Home and Eco School Audits.
 - Creatures of the Night Stalks.
 - Bike Week safety events.
 - Bird Talk.
 - Bushtucker Tours.

- Delivery of *Adopt-a-Coastline Project*.
- *Weed Management Plan* endorsed by Council and actions from Plan implemented.
- *Shepherd's Bush Natural Area Management Plan* endorsed.
- Friends groups activities undertaken in line with agreed work plans.
- *City Water Plan 2016–2021* endorsed by Council and actions from Plan implemented.
- Actions from *Environment Plan 2014–2019* implemented.
- Actions from *Climate Change Strategy 2014–2019* implemented.
- A successful Capture Nature Photography Competition for 12-18 year old's conducted, with 179 entries and 20 finalists being selected.
- Actions from *Yellagonga Integrated Catchment Management Plan 2015–2019* implemented.
- Actions from *Pathogen Management Plan 2013–2016* implemented.
- Actions from *Waste Management Plan 2016–2021* implemented.
- Tender for new green waste collection service and hard waste collection implemented.

Community Wellbeing:

- Completion of construction and official hand-over of Warwick Hockey Centre.
- New Youth Truck launched.
- Citizenship ceremonies conducted with over 1,400 residents becoming Australian Citizens.
- Delivery of comprehensive program of cultural events throughout the year, including the following:
 - Kaleidoscope.
 - Joondalup Festival.
 - Valentine's Concert.
 - NAIDOC Week.
 - Summer Concert Series — Music in the Park.
 - Joondalup Eisteddfod.
 - Sunday Serenades.
 - Community Invitation Art Award.
 - Community Art Exhibition.
 - Inside-Out Billboard Art Project.
- Delivery of range of youth events, including the following:
 - Outdoor Summer Sessions events.
 - Youth Music Event.
 - BMX / Skate / Scooter competitions.
 - Children's Book Week.
 - Little Feet Festival.
- Delivery of range of community-based events, including the following:
 - Neighbourhood BBQ Program.
 - School holiday programs.
 - International Volunteer Day.
 - International Day of People with Disability.
- Completion or commencement of major and minor upgrades at a number of community facilities, including the following:
 - Duncraig Library.
 - Timberlane Clubrooms.
 - Undercroft Bridge Clubroom.
 - Sorrento Football Clubroom.
 - Sorrento Tennis Clubroom.
 - State Emergency Services Building.

- Funding of approximately \$69,500 distributed to community groups as part of Community Funding Program.
- Actions from *Community Development Plan 2015–2020* implemented.
- Actions from *Community Safety and Crime Prevention Plan 2014–2018* implemented.

Legislation / Strategic Community Plan / policy implications

Legislation

The *Local Government Act 1995* provides a framework for the operations of local governments in Western Australia. Section 1.3(2) states:

“This Act is intended to result in:

- a Better decision making by local governments;*
- b Greater community participation in the decisions and affairs of local governments;*
- c Greater accountability of local governments to their communities; and*
- d More efficient and effective leadership.”*

Strategic Community Plan

Key theme

Governance and Leadership.

Objective

Corporate capacity.

Strategic initiative

Demonstrate accountability through robust reporting that is relevant and easily accessible by the community.

Policy

The City's *Governance Framework* recognises the importance of effective communication, policies and practices in Section 7.2.4. Section 10.2 further acknowledges the need for accountability to the community through its reporting framework which enables an assessment of performance against the *Strategic Community Plan*, *Strategic Financial Plan*, *Corporate Business Plan* and *Annual Budget*.

Risk management considerations

The *Corporate Business Plan Quarterly Progress Reports* provide a mechanism for tracking progress against milestones for major projects and programs.

Financial / budget implications

All 2016–17 projects and programs in the *Corporate Business Plan* were included in the *2016-17 Annual Budget*.

Regional significance

Not applicable.

Sustainability implications

The projects and programs in the *Corporate Business Plan* are aligned to the key themes in *Joondalup 2022* which have been developed to ensure the sustainability of the City.

The key themes are:

- Governance and Leadership
- Financial Sustainability
- Quality Urban Environment
- Economic Prosperity, Vibrancy and Growth
- The Natural Environment
- Community Wellbeing.

Consultation

Not applicable.

COMMENT

The *Corporate Business Plan 2016–2017 – 2020–2021* was received by Council at its meeting held on 16 August 2016 (CJ121-08/16 refers).

A detailed report on progress of the *Capital Works Program* has been included with the *Corporate Business Plan Quarterly Progress Report*. This Report provides an overview of progress against all of the projects and programs in the *2016–17 Capital Works Program*.

VOTING REQUIREMENTS

Simple Majority.

RECOMMENDATION

That Council RECEIVES the:

- 1 ***Corporate Business Plan Quarterly Progress Report*** for the period 1 April to 30 June 2017, which is shown as Attachment 1 to Report CJ131-08/17;
- 2 ***Capital Works Quarterly Report*** for the period 1 April to 30 June 2017, which is shown as Attachment 2 to Report CJ131-08/17.

Appendix 6 refers

To access this attachment on electronic document, click here: [Attach6brf170808.pdf](#)

CJ132-08/17 CORPORATE BUSINESS PLAN REVIEW 2017-18 TO 2021-22

WARD	All
RESPONSIBLE DIRECTOR	Mr Jamie Parry Governance and Strategy
FILE NUMBER	52605, 101515
ATTACHMENTS	Attachment 1 <i>Corporate Business Plan 2017-18 to 2021-22</i>
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 adopt the *Corporate Business Plan 2017-18 to 2021-22* as shown in Attachment 1 to Report CJ132-08/17.

EXECUTIVE SUMMARY

The *Corporate Business Plan* demonstrates how objectives within the City's *Strategic Community Plan 2012-2022* are translated into a five year delivery program. The *Corporate Business Plan* contains the major projects and priorities which the City proposes to deliver over the five year period and also specific milestones for projects and priorities in the first year (2017-18).

In accordance with the *Local Government (Administration) Regulations 1996*, the City is required to review its *Corporate Business Plan* annually and submit any modifications to Council for adoption.

The *Corporate Business Plan* requires adoption by Council by an absolute majority and local notice is required to be given following Council adoption of the plan.

It is therefore recommended that Council adopts the Corporate Business Plan 2017-18 to 2021-22 as shown in Attachment 1 to Report CJ132-08/17.

BACKGROUND

All local governments are required to produce a plan for the future under section 5.56(1) of the *Local Government Act 1995*. The minimum requirement to meet the intent of the plan for the future is the development of a *Strategic Community Plan* and a *Corporate Business Plan*.

At its meeting held on 23 October 2012 (CJ210-10/12 refers) Council adopted the City's first *Corporate Business Plan* in accordance with the *Local Government (Administration) Regulations 1996* (the Regulations). The Regulations were amended in August 2011, requiring all local governments to prepare a *Strategic Community Plan* and *Corporate Business Plan* by 30 June 2013. The Regulations also require local governments to review their *Corporate Business Plan* annually, with any modifications to be considered and adopted by Council by an absolute majority decision.

Since October 2012, the City has annually developed and reviewed a *Corporate Business Plan* to demonstrate how the objectives of its *Strategic Community Plan 2012-2022: Joondalup 2022* are translated into a five year delivery program.

Requirements from the Department of Local Government, Sport and Cultural Industries in developing a *Corporate Business Plan* are relatively flexible with no specific template offered. Basic requirements are that the plan is:

- a minimum of four years
- identifies priorities and projects that are listed in alignment with the *Strategic Community Plan*
- demonstrates to be within the capacity of the local government to deliver (that is, it gives consideration to resourcing requirements).

DETAILS

The *Strategic Community Plan 2012-2022* is the City's highest level plan and sets out the City's vision, aspirations and objectives for a 10 year period. The *Strategic Community Plan* has undergone a major review and release of the revised *Strategic Community Plan* for community consultation was endorsed by Council at its meeting held on 18 July 2017 (CJ119-07/17 refers).

Following Council consideration of community feedback, any endorsed revisions to the *Corporate Business Plan* will be reflected in the next annual review of the *Corporate Business Plan* in 2018.

The *Corporate Business Plan* translates the Council's and community's long-term aspirations into a five year program of projects, services and activities that are aligned with the *Strategic Financial Plan*, *Asset Management Plans* and *Workforce Plan*.

The *Corporate Business Plan 2017-18 to 2022-23* includes the following:

- Information explaining the relationship between resourcing plans and the *Corporate Business Plan (20 Year Strategic Financial Plan, Asset Management, Workforce Plan, Information and Communications Technology)* – pages 6-7.
- Incorporation of strategic priorities at the front of the document to highlight the alignment of transformational projects in *Joondalup 2022* and the achievement of key objectives and strategic initiatives over the next five years – pages 8-9.
- Clear articulation of the roles and responsibilities of Council and the organisation in developing and adopting the *Corporate Business Plan* – pages 10-11.
- A "service delivery" section of the *Corporate Business Plan*, grouped by Directorate which outlines:

- “business-as-usual” activities and their relationship to achieving strategic initiatives within *Joondalup 2022*
- projected service level changes at a Business Unit level – pages 12-22.
- A Projects and Activities section which contains a brief description of the key projects and programs within each key theme that the City proposes to deliver in the 2017-18 financial year – pages 24-58.

Quarterly milestones are set for each project and activity to be delivered, and a report will be presented to Council at the end of each quarter detailing progress against these milestones. Progress against the *Capital Works Program 2017-18* will be provided with the quarterly reports.

- Detailed financial information including:
 - Financial Summary – pages 59-60.
 - Capital Expenditure - pages 61-62.
 - Operating Income and Expenses – page 63.
 - Rate Setting Estimates – page 64.
 - General Financial Projection Assumptions – page 66.
 - Strategic Community Plan References – pages 67–70.

Issues and options considered

Council may choose to either:

- adopt the *Corporate Business Plan 2017-18 to 2021-22*, as shown in Attachment 1 of Report CJ131-08/17
- or
- adopt the *Corporate Business Plan 2017-18 to 2021-22*, as shown in Attachment 1 of Report CJ131-08/17, subject to further amendments.

Legislation / Strategic Community Plan / policy implications

Legislation *Local Government (Administration) Regulations 1996.*

Strategic Community Plan

Key theme Governance and Leadership.

Objective Corporate capacity.

Strategic initiative Demonstrate accountability through robust reporting that is relevant and easily accessible by the community.

Policy Not applicable.

Risk management considerations

It is a legislative requirement for the City to review its *Corporate Business Plan* annually and submit any modifications to Council for adoption by an absolute majority. A failure to achieve this in a timely manner could result in a circumstance of non-compliance.

Financial / budget implications

The annual review of the *Corporate Business Plan* provides an opportunity for the City to reassess forecasted timeframes in accordance with resourcing strategies to ensure the sustainable delivery of projects.

The financial information contained within the revised *Corporate Business Plan* is drawn directly from the *20 Year Strategic Financial Plan* and draft *Capital Works Program 2017-18 – 2021-22*.

Regional significance

Many of the projects in the *Corporate Business Plan* have regional significance and highlight the importance of regional planning and cooperation in managing and responding to future challenges within the north metropolitan region.

Sustainability implications

The *Corporate Business Plan* demonstrates the operational capacity of the City to achieve its aspirational outcomes and objectives over the medium term. Project planning and prioritisation within the Plan is based on the City's ambition to deliver services sustainably and affordably.

The projects and programs in the *Corporate Business Plan* are aligned to the key themes in *Joondalup 2022* which have been developed to ensure the sustainability of the City.

The key themes are:

- Governance and Leadership.
- Financial Sustainability.
- Quality Urban Environment.
- Economic Prosperity, Vibrancy and Growth.
- The Natural Environment.
- Community Wellbeing.

Consultation

There is no community consultation component required in the review of the *Corporate Business Plan*, however, a public notice is required by legislation following the adoption of any changes to the plan by Council.

COMMENT

It is important that the City provides the community with a clear plan of the projects and activities it intends to deliver. The City's *Corporate Business Plan* provides a useful tool for measuring performance over the medium term (five years), and against the priority projects and programs in the first year where specific milestones are provided for each quarter.

Measuring performance on the timely delivery of projects and programs enables the community to assess the City's achievements against the *Corporate Business Plan* and the *Strategic Community Plan*.

The City's *Corporate Business Plan 2017-18 – 2021-22* is in line with Department of Local Government, Sport and Cultural Industries' *Integrated Planning and Reporting Framework* which sets out the requirements for local governments to undertake planning and reporting.

VOTING REQUIREMENTS

Absolute Majority.

RECOMMENDATION

That Council BY AN ABSOLUTE MAJORITY ADOPTS the *Corporate Business Plan 2017-18 to 2021-22*, as shown in Attachment 1 of Report CJ132-08/17.

Appendix 7 refers

To access this attachment on electronic document, click here: [Attach7brf170808.pdf](#)

CJ133-08/17 LIST OF PAYMENTS MADE DURING THE MONTH OF JUNE 2017

WARD	All	
RESPONSIBLE DIRECTOR	Mr Mike Tidy Corporate Services	
FILE NUMBER	09882, 10515	
ATTACHMENTS	Attachment 1	Chief Executive Officer's Delegated Municipal Payment List for the month of June 2017
	Attachment 2	Chief Executive Officer's Delegated Trust Payment List for the month of June 2017
	Attachment 3	Municipal and Trust Fund Vouchers for the month of June 2017

PURPOSE

For Council to note the list of accounts paid under the Chief Executive Officer's delegated authority during the month of June 2017.

EXECUTIVE SUMMARY

This report presents the list of payments made under delegated authority during the month of June 2017 totalling \$16,964,418.71.

It is therefore recommended that Council NOTES the Chief Executive Officer's list of accounts for June 2017 paid under delegated authority in accordance with regulation 13(1) of the Local Government (Financial Management) Regulations 1996 forming Attachments 1, 2 and 3 to Report CJ133-08/17, totalling \$16,964,418.71.

BACKGROUND

Council has delegated, to the Chief Executive Officer, the exercise of its power to make payments from the City's Municipal and Trust funds. In accordance with Regulation 13 of the *Local Government (Financial Management) Regulations 1996* a list of accounts paid by the Chief Executive Officer is to be provided to Council, where such delegation is made.

DETAILS

The table below summarises the payments drawn on the funds during the month of June 2017. Lists detailing the payments made are appended as Attachments 1 and 2. The vouchers for the month are appended as Attachment 3.

FUNDS	DETAILS	AMOUNT
Municipal Account	Municipal Cheques & EFT Payments 105129 -105365 & EF063750 – EF064506 Net of cancelled payments. Vouchers 1966A – 1986A	\$11,889,476.32 \$5,054,662.39
Trust Account	Trust Cheques & EFT Payments 207167 - 207176 & TEF001221 – TEF001257 Net of cancelled payments.	\$20,280.00
Total		\$16,964,418.71

Issues and options considered

There are two options in relation to the list of payments.

Option 1

That Council declines to note the list of payments paid under delegated authority. The list is required to be reported to Council in accordance with Regulation 13(1) of the *Local Government (Financial Management) Regulations 1996*, and the payments listed have already been paid under the delegated authority. This option is not recommended.

Option 2

That Council notes the list of payments paid under delegated authority. This option is recommended.

Legislation / Strategic Community Plan / policy implications

Legislation

The Council has delegated to the Chief Executive Officer the exercise of its authority to make payments from the Municipal and Trust Funds, therefore in accordance with Regulation 13(1) of the *Local Government (Financial Management) Regulations 1996*, a list of accounts paid by the Chief Executive Officer is prepared each month showing each account paid since the last list was prepared.

Strategic Community Plan

Key theme

Financial Sustainability.

Objective

Effective management.

Strategic initiative

Not applicable.

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 fund for an additional purpose except where the expenditure is authorised in advance by an absolute majority of Council.

Financial / budget implications

All expenditure from the Municipal Fund was included in the Annual Budget as adopted or revised by Council.

Regional significance

Not applicable.

Sustainability implications

Expenditure has been incurred in accordance with budget parameters, which have been structured on financial viability and sustainability principles.

Consultation

Not applicable.

COMMENT

All Municipal Fund expenditure included in the list of payments is incurred in accordance with the *2016-17 Annual Budget* as adopted by Council at its meeting held on 28 June 2016 (CJ080-06/16 refers) and subsequently revised or has been authorised in advance by the Mayor or by resolution of Council as applicable.

VOTING REQUIREMENTS

Simple Majority.

RECOMMENDATION

That Council NOTES the Chief Executive Officer's list of accounts for June 2017 paid under Delegated Authority in accordance with Regulation 13(1) of the *Local Government (Financial Management) Regulations 1996* forming Attachments 1, 2 and 3 to Report CJ133-08/17, totalling \$16,964,418.71.

Appendix 8 refers

To access this attachment on electronic document, click here: [Attach8brf170808.pdf](#)

CJ134-08/17 FINANCIAL ACTIVITY STATEMENT FOR THE PERIOD ENDED 30 JUNE 2017 (SUBJECT TO END OF YEAR FINALISATION)

WARD	All
RESPONSIBLE DIRECTOR	Mr Mike Tidy Corporate Services
FILE NUMBER	07882,101515
ATTACHMENTS	Attachment 1 Financial Activity Statement for the period ended June 2017
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 Council to note the Financial Activity Statement (subject to end of year finalisation) for the period ended 30 June 2017.

EXECUTIVE SUMMARY

At its meeting held on 21 February 2017 (CJ019-02/17 refers), Council adopted the Mid Year Budget Review for the 2016-17 financial year. The figures in this report are compared to the Revised Budget.

The June 2017 Financial Activity Statement Report shows an overall favourable variance from operations and capital, after adjusting for non-cash items, of \$4,105,661 for the period when compared to the revised budget.

It should be noted that this variance does not represent a projection of the end of year position as end of year adjustments are still to be finalised.

There are a number of factors influencing the favourable variance, but it is predominantly due to the timing of revenue and expenditure compared to the budget estimate. The notes in Appendix 3 to Attachment 1 identify and provide commentary on the individual key material revenue and expenditure variances to date.

The variance can be summarised as follows:

The operating deficit is \$2,208,054 lower than budget, made up of higher operating revenue \$2,324,426 and higher operating expenditure of \$116,372.

Operating revenue is higher than budget on Grants and Subsidies \$1,873,329, Fees and Charges \$219,745, Contributions, Reimbursements and Donations \$157,530, Interest Earnings \$140,838, Other Revenue \$100,602 and Rates \$4,610 offset by lower than budget from Asset Disposals \$172,228.

Operating Expenditure is lower than budget on Materials and Contracts \$2,207,532, Utilities \$394,537, Loss on Asset Disposals \$230,704, Employee Costs \$172,328 and Interest Expenses \$10,749 offset by higher than budget expenditure for Depreciation \$3,092,252 and Insurance Expenses \$39,969.

The Capital Deficit is \$8,050,265 lower than budget. This is primarily owing to lower than budgeted expenditure on Capital Works \$7,003,961, Vehicle and Plant Replacements \$1,052,737 and Capital Projects \$688,004 offset by lower than budgeted revenue from Capital Grants and Subsidies \$496,732 and Capital Contributions \$197,706.

It is therefore recommended that Council NOTES the Financial Activity Statement for the period ended 30 June 2017 forming Attachment 1 to Report CJ134-08/17.

BACKGROUND

The *Local Government (Financial Management) Regulations 1996* requires a monthly Financial Activity Statement. At its meeting held on 11 October 2005 (CJ211-10/05 refers), Council approved to accept the monthly Financial Activity Statement according to nature and type classification.

DETAILS

Issues and options considered

The Financial Activity Statement for the period ended 30 June 2017 is appended as Attachment 1.

Legislation / Strategic Community Plan / policy implications

Legislation

Section 6.4 of the *Local Government Act 1995* requires a local government to prepare an annual financial report for the preceding year and such other financial reports as are prescribed.

Regulation 34(1) of the *Local Government (Financial Management) Regulations 1996* requires the local government to prepare each month a statement of financial activity reporting on the source and application of funds as set out in the annual budget.

Strategic Community Plan

Key theme

Financial Sustainability.

Objective

Effective management.

Strategic initiative

Not applicable.

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

All amounts quoted in this report are exclusive of GST.

Regional significance

Not applicable.

Sustainability implications

Expenditure has been incurred in accordance with adopted budget parameters, which have been 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 2016-17 revised budget or has been authorised in advance by Council where applicable. The results presented in the Financial Activity Statement are prior to the regular end of year finalisation and audit and the final results will not be known until after end of year adjustments and entries are processed, including reserve movements.

VOTING REQUIREMENTS

Simple Majority.

RECOMMENDATION

That Council NOTES the Financial Activity Statement (subject to end of year finalisation) for the period ended 30 June 2017 forming Attachment 1 to Report CJ134-08/17.

Appendix 9 refers

To access this attachment on electronic document, click here: [Attach9brf170808.pdf](#)

CJ135-08/17 TENDER 014/17 - CIVIL, ELECTRICAL, LANDSCAPING AND IRRIGATION WORKS FOR WHITFORDS AVENUE UPGRADE FROM FLINDERS AVENUE TO JOHN WILKIE TARN

WARD	South-West
RESPONSIBLE DIRECTOR	Mr Mike Tidy Corporate Services
FILE NUMBER	106580, 101515
ATTACHMENTS	Attachment 1 Summary of Tender Submissions
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 accept the tender submitted by Jaxon Civil Pty Ltd (Alternative Offer) for the civil, electrical, landscaping and irrigation works for Whitfords Avenue upgrade from Flinders Avenue to John Wilkie Tarn.

EXECUTIVE SUMMARY

Tenders were advertised on 27 May 2017 through statewide public notice for the civil, electrical, landscaping and irrigation works for Whitfords Avenue upgrade from Flinders Avenue to John Wilkie Tarn. Tenders closed on 16 June 2017. A submission was received from each of the following:

- BCL Group Pty Ltd.
- Broadtrans Civil Pty Ltd.
- Civcon Civil & Project Management Pty Ltd.
- D.B Cunningham Pty Ltd trading as Advantearing - Civil Engineers.
- Densford Civil Pty Ltd.
- Environmental Industries Pty Ltd.
- Flexi Group Services WA Pty Ltd.
- The Trustee for Horizon West Trust trading as Horizon West Landscape Constructions.
- IC Energy Pty Ltd.
- Jaxon Civil Pty Ltd (Conforming Offer).
- Jaxon Civil Pty Ltd (Alternative Offer).
- Ralmana Pty Ltd trading as RJ Vincent (Conforming Offer).
- Ralmana Pty Ltd trading as RJ Vincent (Alternative Offer).
- Dowsing Group Pty Ltd.
- Tracc Civil Pty Ltd.

The submission from Jaxon Civil Pty Ltd (Alternative Offer) represents best value to the City. Jaxon Civil Pty Ltd demonstrated experience completing similar projects including Riseley Street Upgrade for AMP Capital Funds Management, Northwest Coastal Highway widening for MRWA, Thomas Road, Oakford widening for MRWA, Turquoise Way path extension for Jurien Bay Chamber of Commerce and Old Coast Road upgrade at Halls Head for Doric. It demonstrated a thorough understanding of the project requirements and has the capacity in terms of personnel and equipment to carry out this project in the required timeframe.

It is therefore recommended that Council ACCEPTS the tender submitted by Jaxon Civil Pty Ltd (Alternative Offer) for the civil, electrical, landscaping and irrigation works for Whitfords Avenue upgrade from Flinders Avenue to John Wilkie Tarn as specified in Tender 014/17 for the fixed lump sum of \$1,482,658 (GST exclusive) and completion of the works by 15 December 2017.

BACKGROUND

This requirement is to undertake the civil, electrical, landscaping and irrigation works for Whitfords Avenue upgrade from Flinders Avenue to John Wilkie Tarn.

Tender assessment is based on the best value for money concept. Best value is determined after considering whole-of-life costs, fitness for purpose, tenderers' experience and performance history, productive use of City resources and other environmental or local economic factors.

DETAILS

Tenders were advertised on 27 May 2017 through statewide public notice for the civil, electrical, landscaping and irrigation works for Whitfords Avenue upgrade from Flinders Avenue to John Wilkie Tarn. The tender period was for two weeks and tenders closed on 16 June 2017.

Tender Submissions

A submission was received from each of the following:

- BCL Group Pty Ltd.
- Broadtrans Civil Pty Ltd.
- Civcon Civil & Project Management Pty Ltd.
- D.B Cunningham Pty Ltd trading as Advanteeing - Civil Engineers.
- Densford Civil Pty Ltd.
- Environmental Industries Pty Ltd.
- Flexi Group Services WA Pty Ltd.
- The Trustee for Horizon West Trust trading as Horizon West Landscape Constructions.
- IC Energy Pty Ltd.
- Jaxon Civil Pty Ltd (Conforming Offer).
- Jaxon Civil Pty Ltd (Alternative Offer).
- Ralmana Pty Ltd trading as RJ Vincent (Conforming Offer).
- Ralmana Pty Ltd trading as RJ Vincent (Alternative Offer).
- Dowsing Group Pty Ltd.
- Tracc Civil Pty Ltd.

A summary of the tender submissions including the location of each tenderer is provided in Attachment 1.

Evaluation Panel

The evaluation panel comprised four members:

- one with tender and contract preparation skills
- three with the appropriate technical expertise and involvement in supervising the contract.

The panel carried out the assessment of submissions in accordance with the City's evaluation process in a fair and equitable manner.

Compliance Assessment

The following offers were assessed as compliant:

- BCL Group Pty Ltd.
- Broadtrans Civil Pty Ltd.
- Civcon Civil & Project Management Pty Ltd.
- D.B Cunningham Pty Ltd trading as Advantearing - Civil Engineers.
- Densford Civil Pty Ltd.
- Environmental Industries Pty Ltd.
- The Trustee for Horizon West Trust trading as Horizon West Landscape Constructions.
- Jaxon Civil Pty Ltd (Conforming Offer).
- Jaxon Civil Pty Ltd (Alternative Offer).
- Ralmana Pty Ltd trading as RJ Vincent (Conforming Offer).
- Ralmana Pty Ltd trading as RJ Vincent (Alternative Offer).
- Dowsing Group Pty Ltd.
- Tracc Civil Pty Ltd.

The offers from Flexi Group Services WA Pty Ltd and IC Energy Pty Ltd were assessed as non-compliant. Flexi Group Services WA Pty Ltd submitted lump sum price and bill of quantities for preliminaries, traffic management and electrical works only and IC Energy Pty Ltd submitted lump sum price for preliminaries and electrical works and bill of quantities for only electrical works.

Qualitative Assessment

The qualitative weighting method of tender evaluation was selected to evaluate the offers for this requirement. The minimum acceptable score was set at 60%.

The qualitative criteria and weighting used in evaluating the submissions received were as follows:

Qualitative Criteria		Weighting
1	Capacity	35%
2	Demonstrated experience in completing similar projects	30%
3	Demonstrated understanding of the required tasks	30%
4	Social and economic effects on the local community	5%

Environmental Industries scored 26.6% and was ranked 11th in the qualitative assessment. The company did not demonstrate sufficient capacity to undertake the works. None of the five key nominated personnel for this project have similar project experience and no information was supplied on after-hours contacts for emergency requirements, its ability to provide additional resources and safety records. It did not demonstrate an understanding of the project requirements. The submission proposed total road closure which is not considered appropriate as north bound traffic in the project area has to be maintained. The company did not demonstrate experience completing similar projects. All five submitted project examples are landscape and open space development projects and not relevant civil construction projects with roadworks.

Broadtrans Civil scored 36.1% and was ranked 10th in the qualitative assessment. It did not demonstrate experience completing similar projects. Out of three project examples provided supporting its experience, two were of sub-division works and the other one was Ocean Keys shopping centre roadworks for AMP Capital. The company demonstrated some understanding of the project requirements with a brief provisional program. Limited information was provided on the company structure and experience and qualification details of its key personnel and no information was provided on its period of time in business, number of full time employees and its ability to provide additional personnel and resources.

Horizon West Landscape Constructions scored 39.2% and was ranked ninth in the qualitative assessment. The company did not demonstrate experience completing similar projects. A list of 12 projects without any details was supplied and the four project examples submitted were primarily of landscaping works. It also did not demonstrate an understanding of the project requirements with a brief methodology without any details of the works. Horizon West Landscape Constructions is a commercial landscape company and none of its nominated eight key personnel for this project have experience or qualifications in civil engineering works.

Civcon Civil scored 53% and was ranked eighth in the qualitative assessment. The company demonstrated some understanding of the project requirements with no reference to recycled pavement in the sub-base of the new carriageway. It has sufficient resources to undertake the work and demonstrated experience completing similar projects including Parliament Place and Harvest Terrace road reconstruction for the City of Perth, Main Street Stage 1 project for Curtin University, Railway Street and Market Street shared path extension for the City of Perth and Perth City Link services scheme for MRA.

Advantearing – Civil Engineers scored 53.1% and was ranked seventh in the qualitative assessment. It demonstrated an understanding of the project requirements and experience completing similar projects including Morley Flinders Roadworks and Intersection improvements, Kwinana Freeway Roadworks and Barrier Installation, Brookton Highway/Holden Road Roadworks and Intersection Upgrades for Downer Mouchel / MRWA and Museum Street Roadworks for the City of Perth. The response addressing capacity supplied a brief list of specialised equipment only and the company will hire the key plant for this project. It also did not provide information on its safety records and the nominated Site Supervisor for this project has limited experience.

Dowsing Group scored 53.2% and was ranked sixth in the qualitative assessment. The company is resourced and has the capacity to complete the work. It did not demonstrate sufficient understanding of the project requirements. It submitted a brief response addressing the electrical works and did not allow for horizontal boring of communication conduits. The company demonstrated experience completing similar projects including civil works for Oceanside Promenade for the City of Joondalup, Newman Drive widening and Kalgan Drive intersection improvement for the Shire of East Pilbara, Forrest Square car station civil works

for the City of Subiaco, Berwick Street/Hillview Terrace intersection upgrade and Lathlain Place Street revitalisation project for the Town of Victoria Park.

BCL Group scored 56% and was ranked fifth in the qualitative assessment. The company is resourced and has the capacity to complete the work; however, the nominated Project Manager and the Project Engineer have limited experience in similar type projects. It did not demonstrate sufficient experience completing similar projects. Out of the 13 project examples submitted to support its experience, only one (Whitfords Road roundabout and calming node construction) was similar. Other project examples were of civil projects for land development, landscaping and streetscape upgrades. It demonstrated an understanding of the project requirements with a project specific methodology and a provisional project program.

Traac Civil Pty Ltd scored 66.5% and was ranked fourth in the qualitative assessment. It demonstrated considerable experience completing similar projects including Beelias Drive duplication for the City of Cockburn, South Yunderup / Pinjarra Road Intersection for Satterley (ongoing), Mundijong Road Extension for the City of Rockingham, Gillmore Avenue dual carriageway construction for the City of Kwinana, civil works for Ocean Reef Road and Joondalup Drive intersection upgrade and Civil and Landscaping Works for Ocean Reef road Duplication from Oceanside Promenade to Swanson Way for the City of Joondalup. The company is resourced to complete the works for the City. It demonstrated a thorough understanding of the project requirements with a project specific construction methodology and provisional project program.

RJ Vincent (Conforming Offer) scored 66.9% and was ranked third in the qualitative assessment. It demonstrated an understanding of the project requirements with a detailed three phased construction methodology specific to this project and a pictorial representation highlighting the works but no construction program was included. The company demonstrated extensive experience completing similar road construction projects including Bertram Road duplication for the City of Kwinana, Butler Railway bridges construction for Public Transport Authority, Connolly Drive duplication and Lenore Road upgrade for the City of Wanneroo, Lord Street round about construction for Stockland, Neerabup Road intersection upgrade for Tamala Park Regional Council, and Marmion Avenue duplication works from Lukin Drive to Butler Boulevard for the City of Wanneroo. RJ Vincent is resourced and has the capacity to complete the work.

RJ Vincent (Alternative Offer) scored 66.9% and was ranked third in the qualitative assessment. The alternative offer is based on open trenching all drainage and irrigation lines underneath existing pavement and backfilling with cement stabilized sand and providing a new fence to match the existing one. The company demonstrated an understanding of the project requirements with a detailed three phased construction methodology specific to this project and a pictorial representation highlighting the works but no construction program was included. The company demonstrated extensive experience completing similar road construction projects including Bertram Road duplication for the City of Kwinana, Butler Railway bridges construction for Public Transport Authority, Connolly Drive duplication and Lenore Road upgrade for the City of Wanneroo, Lord Street roundabout construction for Stockland, Neerabup Road intersection upgrade for Tamala Park Regional Council, and Marmion Avenue duplication works from Lukin Drive to Butler Boulevard for the City of Wanneroo. RJ Vincent is resourced and has the capacity to complete the work.

Jaxon Civil (Conforming Offer) scored 68.5% and was ranked second in the qualitative assessment. The company demonstrated experience completing similar projects including the Riseley Street Upgrade for AMP Capital Funds Management, Northwest Coastal Highway widening for MRWA, Thomas Road, Oakford widening for MRWA, Turquoise Way path extension for Jurien Bay Chamber of Commerce, shoulder grading and reconditioning

along Albany Highway, South Western Highway, Thomas Road, Great Northern Highway, Great Eastern Highway and Toodyay Road for MRWA and Old Coast Road upgrade at Halls Head for Doric. The company demonstrated a thorough understanding of the project requirements with a three staged methodology, stage diagrams and work program and has the capacity to undertake the work.

Jaxon Civil (Alternative Offer) scored 68.5% and was ranked second in the qualitative assessment. The alternative offer is based on redesigning the drainage to remove the need to bore concrete drainage pipes under existing asphalt surfaces that are not disrupted by the works and all drainage pipes and conduits will be installed using conventional open trench methods. The company demonstrated a thorough understanding of the project requirements with a three staged methodology, stage diagrams and work program. The company has the capacity to undertake the work and demonstrated experience completing similar projects including the Riseley Street Upgrade for AMP Capital Funds Management, Northwest Coastal Highway widening for MRWA, Thomas Road, Oakford widening for MRWA, Turquoise Way path extension for Jurien Bay Chamber of Commerce, shoulder grading and reconditioning along Albany Highway, South Western Highway, Thomas Road, Great Northern Highway, Great Eastern Highway and Toodyay Road for MRWA and Old Coast Road upgrade at Halls Head for Doric.

Densford Civil scored 71.3% and was ranked first in the qualitative assessment. It demonstrated a thorough understanding of the project requirements with a detailed construction methodology specific to this project, a diagrammatic layout of the sequences of the work and a well documented preliminary construction program. The company demonstrated extensive experience completing similar road construction projects including construction of BP Baldivis Twin Travel Centres for Perkins Builders, Bond Avenue, Perth Airport dual lane roundabout for Perth Airport Pty Ltd, Hodges Drive carriageway duplication for the City of Joondalup, Toodyay Road/Lilydale Road intersection for Downer Mouchel/MRWA and Hutton Street freeway slip lanes for Downer Mouchel/MRWA. Densford Civil is resourced and has the capacity to complete the work.

Based on the minimum acceptable score (60%), following offers qualified for stage 2 (price) assessment:

- Densford Civil Pty Ltd.
- Jaxon Civil Pty Ltd (Conforming Offer).
- Jaxon Civil Pty Ltd (Alternative Offer).
- RJ Vincent (Conforming Offer).
- RJ Vincent (Alternative Offer).
- Tracc Civil Pty Ltd.

Price Assessment

Following the qualitative assessment, the panel carried out a comparison of the submitted lump sum prices offered by each tenderer qualified for stage 2 to assess value for money to the City.

Tenderer	Lump Sum Price Offered
Jaxon Civil Pty Ltd (Alternative Offer)	\$1,482,658
RJ Vincent (Alternative Offer)	\$1,566,832
Tracc Civil Pty Ltd	\$1,623,543

Tenderer	Lump Sum Price Offered
Jaxon Civil Pty Ltd (Conforming Offer)	\$1,693,658
RJ Vincent (Conforming Offer)	\$1,824,967
Densford Civil Pty Ltd	\$1,888,189

Evaluation Summary

The following table summarises the result of the qualitative and price evaluation as assessed by the evaluation panel.

Tenderer	Price Ranking	Lump Sum Price Offered	Qualitative Ranking	Weighted Percentage Score
Jaxon Civil Pty Ltd (Alternative Offer)	1	\$1,482,658	2	68.5%
RJ Vincent (Alternative Offer)	2	\$1,566,832	3	66.9%
Tracc Civil Pty Ltd	3	\$1,623,543	4	66.5%
Jaxon Civil Pty Ltd (Conforming Offer)	4	\$1,693,658	2	68.5%
RJ Vincent (Conforming Offer)	5	\$1,824,967	3	66.9%
Densford Civil Pty Ltd	6	\$1,888,189	1	71.3%
Advanteering - Civil Engineers	N/A	\$1,237,178	7	53.1%
BCL Group Pty Ltd	N/A	\$1,493,011	5	56%
Civcon Civil & Project Management Pty Ltd	N/A	\$1,631,906	8	53%
Broadtrans Civil Pty Ltd	N/A	\$1,636,080	10	36.1%
Horizon West Landscape Constructions	N/A	\$1,773,035	9	39.2%
Dowsing Group Pty Ltd	N/A	\$2,049,139	6	53.2%
Environmental Industries Pty Ltd	N/A	\$2,078,899	11	26.6%

Based on the evaluation result the panel concluded that the tender that provides best value to the City is that of Jaxon Civil Pty Ltd (Alternative Offer) and is therefore recommended.

Issues and options considered

Civil, electrical, landscaping and irrigation works are required for Whitfords Avenue upgrade from Flinders Avenue to John Wilkie Tarn. The City does not have the internal resources to undertake the works and as such requires an appropriate external contractor.

Legislation / Strategic Community Plan / policy implications

Legislation A statewide public tender was advertised, opened and evaluated in accordance with clauses 11(1) and 18(4) of Part 4 of the *Local Government (Functions and General) Regulations 1996*, where tenders are required to be publicly invited if the consideration under a contract is, or is estimated to be, more, or worth more, than \$150,000.

Strategic Community Plan

Key theme Quality Urban Environment.

Objective Integrated spaces.

Strategic initiative Provide for diverse transport options that promote enhanced connectivity.

Policy Not applicable.

Risk management considerations

Should the contract not proceed, the risk to the City will be medium because of the risk of losing \$963,333 of Government grants.

It is considered that the contract will represent a low risk to the City as the recommended tenderer is an established company with industry experience and has the capacity to complete the works for the City.

Financial/budget implications

Project number	RDC2018	SBS2068	LTM2156
Cost code	W3151	W3247	W3324
Budget Item	Whitfords Avenue Upgrades	Whitfords Avenue/ John Wilkie Tarn Roundabout	Whitfords Avenue Median Treatment
Budget amount	\$822,000	\$554,000	\$560,000
Total Budget Amount	\$1,936,000		
Committed	\$ 53,133		
Amount spent to date	\$ 55,626		
Proposed cost	\$1,482,658		
Contingency	\$ 0		
Balance	\$ 344,583		

All amounts quoted in this report are exclusive of GST.

Regional significance

Not applicable.

Sustainability implications

Not applicable.

Consultation

Not applicable.

COMMENT

The evaluation panel carried out the evaluation of the submissions in accordance with the qualitative criteria in a fair and equitable manner and concluded that the offer representing best value to the City is that as submitted by Jaxon Civil Pty Ltd (Alternative Offer).

VOTING REQUIREMENTS

Simple Majority.

RECOMMENDATION

That Council ACCEPTS the tender submitted by Jaxon Civil Pty Ltd (Alternative Offer) for the civil, electrical, landscaping and irrigation works for Whitfords Avenue upgrade from Flinders Avenue to John Wilkie Tarn as specified in Tender 014/17 for the fixed lump sum of \$1,482,658 (GST exclusive) and completion of the works by 15 December 2017.

Appendix 10 refers

To access this attachment on electronic document, click here: [Attach10aqn170815.pdf](#)

CJ136-08/17 TENDER 016/17 - RESPONSE TO ALARM ACTIVATIONS AND MONITORING, REPAIRS, MAINTENANCE AND INSTALLATION OF SECURITY SYSTEMS TO A VALUE OF LESS THAN \$30,000

WARD	All
RESPONSIBLE DIRECTOR	Mr Mike Tidy Corporate Services
FILE NUMBER	106615, 101515
ATTACHMENTS	Attachment 1 Schedule of items Attachment 2 Summary of Tender submissions
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 accept the tender submitted by Protection 1 Pty Ltd for the response to alarm activations and monitoring, repairs, maintenance and installation of security systems to a value of less than \$30,000.

EXECUTIVE SUMMARY

Tenders were advertised on 27 May 2017 through statewide public notice for the response to alarm activations and monitoring, repairs, maintenance and installation of security systems to a value of less than \$30,000. Tenders closed on 15 June 2017. A submission was received from each of the following:

- CTI Security Systems Pty Ltd trading as Securus.
- Fortitude Security Services Pty Ltd.
- Protection 1 Pty Ltd.
- Satellite Security Services Pty Ltd.
- Securex Pty Ltd trading as Securex Security Systems and Services.

The submission from Protection 1 Pty Ltd represents best value to the City. The company demonstrated a thorough understanding of the requirements, has the appropriate level of resources and extensive experience providing similar services to the City of Stirling, BP Australia and Star Retail Group. Protection 1 Pty Ltd is the City's current contractor for monitoring and maintenance of security systems, which it has provided for the past 10 years.

It is therefore recommended that Council ACCEPTS the tender submitted by Protection 1 Pty Ltd for the response to alarm activations and monitoring, repairs, maintenance and installation of security systems to a value of less than \$30,000 as specified in Tender 016/17 for a period of three years at the submitted schedule of rates.

BACKGROUND

The City has a requirement for the response to alarm activations and monitoring, repairs, maintenance and installation of security systems to a value of less than \$30,000.

The City had two separate contracts for:

- provision of alarm activation response services with Aspect Group (WA) through a WALGA quotation. Aspect Group (WA) sub-contracted X-Men Security Services to provide the alarm activation response services
- provision of monitoring and maintenance of security systems with Protection 1 Pty Ltd.

Aspect Group (WA) went into liquidation on 7 April 2017 and since 11 May 2017, Protection 1 Pty Ltd is providing the alarm activation response services to the City by engaging X-Men Security Services as a sub-contractor. The current contract for the provision of monitoring and maintenance of security systems with Protection 1 Pty Ltd expired on 31 July 2017.

Tender assessment is based on the best value for money concept. Best value is determined after considering whole of life costs, fitness for purpose, tenderers' experience and performance history, productive use of City resources and other environmental or local economic factors.

DETAILS

The tender for the response to alarm activations and monitoring, repairs, maintenance and installation of security systems to a value of less than \$30,000 was advertised through statewide public notice on 27 May 2017. The tender period was for two weeks and tenders closed on 15 June 2017.

Tender Submissions

A submission was received from each of the following:

- CTI Security Systems Pty Ltd trading as Securus.
- Fortitude Security Services Pty Ltd.
- Protection 1 Pty Ltd.
- Satellite Security Services Pty Ltd.
- Securex Pty Ltd trading as Securex Security Systems and Services.

The schedule of items as listed in the tender is provided in Attachment 1.

A summary of the tender submissions including the location of each tenderer is provided in Attachment 2.

Evaluation Panel

The evaluation panel comprised four members:

- one with tender and contract preparation skills
- two with the appropriate operational expertise and involvement in supervising the contract.

The panel carried out the assessment of submissions in accordance with the City's evaluation process in a fair and equitable manner.

Evaluation Method and Weighting

The qualitative weighting method of tender evaluation was selected to evaluate the offers for this requirement. Prior to assessment of individual submissions, a determination was made, based on the selection criteria, of what would be an acceptable qualitative score that would indicate the ability of the tenderer to satisfactorily deliver the services. The predetermined minimum acceptable qualitative score was set at 55%.

The qualitative criteria and weighting used in evaluating the submissions received were as follows:

Qualitative Criteria		Weighting
1	Capacity	35%
2	Demonstrated experience in providing similar services	30%
3	Demonstrated understanding of the required tasks	30%
4	Social and economic effects on the local community	5%

Compliance Assessment

All offers were assessed as compliant.

Qualitative Assessment

Fortitude Security Services scored 35% in the qualitative assessment. It did not submit a response to demonstrate its experience in providing similar services. The company also did not demonstrate sufficient understanding of the required tasks, submitting a brief and generic methodology that did not address the specific requirements of the City. It has the capacity to provide the services; however its ability to source additional resources, equipment and safety statistics of the company were not provided.

Securex Security Systems scored 43.3% in the qualitative assessment. It demonstrated experience providing similar services to the City of Subiaco, various schools of Department of Education and the Shire of Broome. The company also provided service, installation, maintenance and monitoring of security, access control and CCTV services to Western Australia Police, Department of Transport WA, Department of Fisheries WA, Parliament House, Department of Justice WA, Department of Premier and Cabinet WA, Italian Consulate and TAFE WA. It has the capacity to provide the services but did not demonstrate an understanding of the requirements. No methodology or outline of the process in carrying out the services were provided.

Satellite Security Services scored 47.9% in the qualitative assessment. The company demonstrated some understanding of the requirements. Its response did not address alarm activation and response services and did not confirm that it will adhere to the 20 minute response time as per the City requirement. It has the required capacity to provide the services and demonstrated experience in providing security monitoring, repairs, maintenance and CCTV installation services to the City of Cockburn and the Shire of East Pilbara and monitoring, repairs and call out services to the Cities of Melville, Fremantle and Kwinana.

CTI Security scored 48% in the qualitative assessment. It has the capacity to provide the services and demonstrated experience providing similar maintenance, monitoring and repair services to the City of Vincent and MercyCare and maintenance and monitoring services at the Northam site of Department of Agriculture. The company demonstrated some understanding of the required tasks. The methodology provided a detailed response to monitoring, preventative maintenance, security device testing and installation but did not address alarm activation and response services.

Protection 1 Pty Ltd scored 74.5% in the qualitative assessment. The company demonstrated the capacity to provide the services to the City and has a thorough understanding of the scope of requirements. It has been the City's contractor for monitoring and maintenance of security systems for the past 10 years and also provides similar services to the City of Stirling, BP Australia and Star Retail Group. It also provided CCTV surveillance upgrades, new installations and preventative maintenance works for ECU Student Villages in Joondalup, Mount Lawley and Bunbury, Australia Post, The Satterley Group, Storage King, CJD Transport, Solahart Industries, Thomas Werrett Shopping Centres, Betts Group, and Cleanaway.

Based on the minimum acceptable score (55%), only Protection 1 Pty Ltd qualified for stage 2 (price) assessment.

Price Assessment

The panel calculated the total estimated expenditure based on the fixed rates offered by the tenderer qualified for stage 2. To reach the total estimated expenditure, the fixed lump sum price for monitoring and maintenance and an estimation of the hours required for equipment installation, call outs, repairs, security patrol attendance and additional time on site in excess of first hour were identified and used in the calculation. The cost of unscheduled materials and equipment were also included in the assessment. The following table provides a summary of the estimated expenditure of the tenderer qualified for stage 2 assessment. This provides a value of the tender based on the assumption that the historical pattern of usage is maintained. Any future mix of requirements will be based on demand and subject to change in accordance with operational needs of the City.

The rates are fixed for the duration of the Contract.

Tenderer	Year 1	Year 2	Year 3	Total
Protection 1 Pty Ltd	\$168,270	\$168,270	\$168,270	\$504,810

During 2016-17, the City incurred \$151,683 for response to alarm activations and monitoring, repairs, maintenance and installation of security systems.

Evaluation Summary

The following table summarises the result of the qualitative and price evaluation of all tenderers as assessed by the evaluation panel.

Tenderer	Price Ranking	Estimated Total Contract Price	Qualitative Ranking	Weighted Percentage Score
Protection 1 Pty Ltd	1	\$504,810	1	74.5%
CTI Security Systems Pty Ltd t/as Securus	N/A	\$569,762	2	48%
Satellite Security Services Pty Ltd	N/A	\$516,395	3	47.9%
Securex Security Systems and Services	N/A	\$581,910	4	43.3%
Fortitude Security Services Pty Ltd	N/A	\$606,991	5	35%

Based on the evaluation result the panel concluded that the tender from Protection 1 Pty Ltd provides best value to the City and is therefore recommended.

In assessing value for money, the proposed rates from Protection 1 Pty Ltd have been compared to their existing schedule of rates for items covered in the existing contract (not including new items in Tender 016/17). The estimated contract price for one year with the existing and proposed schedule is \$156,866 and \$153,315 respectively.

Issues and options considered

The response to alarm activations and monitoring, repairs, maintenance and installation of security systems is required to maintain the security and access to the City's buildings. The City does not have the internal resources to supply the required goods/services and as such requires an appropriate external service provider.

Legislation / Strategic Community Plan / policy implications

Legislation

A statewide public tender was advertised, opened and evaluated in accordance with regulations 11(1) and 18(4) of Part 4 of the *Local Government (Functions and General) Regulations 1996*, where tenders are required to be publicly invited if the consideration under a contract is, or is estimated to be, more, or worth more, than \$150,000.

Strategic Community Plan

Key theme

Community Wellbeing.

Objective

Quality facilities.

Strategic initiative

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

Policy

Not applicable.

Risk Management considerations

Should the contract not proceed, the risk to the City will be high as building security and access may be jeopardised.

It is considered that the contract will represent a low risk to the City as the recommended tenderer is an established company with extensive industry experience and proven capacity to provide the services to the City.

Financial/Budget Implications

Account no.	Various maintenance and capital works accounts.
Budget Item	Response to alarm activations and monitoring, repairs, maintenance and installation of security systems.
Budget amount (2017-18)	\$ 170,000
Amount spent to date	\$ 5,581
Proposed cost (2017-18)	\$ 154,248
Balance	\$ 10,171

All figures quoted in this report are exclusive of GST.

Regional Significance

Not applicable.

Sustainability implications

Not applicable.

Consultation

Not applicable.

COMMENT

The evaluation panel carried out the evaluation of the submission in accordance with the City's evaluation process and concluded that the offer submitted by Protection 1 Pty Ltd represents best value to the City.

VOTING REQUIREMENTS

Simple Majority.

RECOMMENDATION

That Council ACCEPTS the tender submitted by Protection 1 Pty Ltd for the response to alarm activations and monitoring, repairs, maintenance and installation of security systems to a value of less than \$30,000 as specified in Tender 016/17 for a period of three years at the submitted schedule of rates.

Appendix 11 refers

To access this attachment on electronic document, click here: [Attach11brf170808.pdf](#)

Disclosure of interest affecting impartiality

Name/Position	Cr Kerry Hollywood.
Item No./Subject	CJ137-08/17 – Petitions in Relation to Animal Exercise Areas on the Foreshore.
Nature of interest	Interest that may affect impartiality.
Extent of Interest	Cr Hollywood resides in Burns Beach.

CJ137-08/17 PETITIONS IN RELATION TO ANIMAL EXERCISE AREAS ON THE FORESHORE

WARD	All
RESPONSIBLE DIRECTOR	Mr Mike Tidy Corporate Services
FILE NUMBER	21067, 101515
ATTACHMENT	Nil.
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 a report on two petitions in relation to dog exercise areas on the foreshore.

EXECUTIVE SUMMARY

At its meeting held on 16 February 2016 (C03-02/16 refers), Council received two petitions. The first, containing 178 signatures requested a section of the Burns Beach foreshore be designated as an animal exercise area. The second petition (C04-02/16 refers), containing 110 signatures requested the Hillarys Dog Beach be extended to the north to the Kallaroo / Mullaloo boundary between the restricted hours of 6.00am to 10.00am in an effort to reduce congestion in terms of parking and area use. It was determined that before responding to the petitions the City should address the issues associated with the proposed horse beach closure and consequential *Animals Local Law* amendment.

At its meeting held on 13 December 2016 (CJ208-12/16 refers), Council resolved to make the *Joondalup Animals Amendment Local Law 2016*, which had the effect of removing the horse beach and associated dog exercise restrictions and freeing up the existing dog beach to be available for dogs to be allowed off-leash at all times.

It is considered that the existing dog beach at Hillarys makes adequate provision to cater for the requirements of exercising dogs at the beach in the City of Joondalup.

It is recommended that Council declines the requests in the two petitions.

BACKGROUND

The Hillarys Dog Beach is the only 'dogs off lead' portion of the City of Joondalup foreshore, giving dogs a legitimate access to the ocean. The Hillarys Dog Beach has been the subject of several reports to Council in the past 10 years, most importantly in relation to the adoption of the *Beach Management Plan* in September 2010, which recognised the location as an ongoing facility for dog owners.

The *Beach Management Plan* also identified a limited life for the horse exercise area of the beach which has now closed following the adoption of the *City of Joondalup Animals Amendment Local Law 2016* at the Council meeting held on 13 December 2016 (CJ208-12/16 refers). With the closure of the horse exercise area, the 'dogs off lead' at all times portion of the beach has now been extended as the time restrictions that were in place, to cater for the dual use of horses and dogs, has been removed.

DETAILS

The first petition received in February 2016 specifically requested Council to consider designating a portion of the Burns Beach foreshore to be used as a dog exercise area.

The second petition requested Council to amend the *Beach Management Plan* by extending the existing Hillarys Dog Beach northwards to the Kallaroo / Mullaloo foreshore boundary between the restricted hours of 6.00am and 10.00am. The reason for this request was seen to relieve early morning congestion in terms of the car park facilities and the number of users along the dog beach.

Dog owners in the southern and central suburbs of the City of Joondalup are relatively closer to the existing Hillarys Dog Beach than those in the northern suburbs of the City. A second dog beach in the northern suburbs of the City may reduce congestion, as well as minimising the travelling distance for users.

Issues and options considered

The City has allowed dogs 'off lead' at the current Hillarys Dog Beach for many years. The horse beach section has now closed and there is no further conflict between dogs and horses. While the City's population is continuing to grow the registered dog population has been relatively steady at just over 22,000 registered dogs or approximately one dog for every eight residents. Because of its location the Hillarys Dog Beach also attracts dog owners from outside the City of Joondalup.

The petition seeking an extension to the existing dog beach identified that the dog beach is frequently crowded and congested, particularly in the mornings. The second petition sought a dog beach in the northern suburbs which would reduce congestion at the Hillarys Dog Beach.

There are three options:

Option 1 Allow both petitions

Council could support the two proposals as detailed in the petitions.

The proposal in relation to the existing Hillarys Dog Beach proposes an extension of approximately 800 metres to the north. The proposal is for it to be restricted to between 6.00am and 10.00am each day. There is no natural boundary between the Kallaroo and Mullaloo beaches. Signage, similar to that at the existing southern boundary of the dog beach would be required to advise dog walkers of the limitation of the dog exercise beach and the operating times and a patrol regime to enforce it would be required all year at this extended location.

The recent closure of the horse beach section at the existing Hillarys Dog Beach has in effect given additional permanent access to a section of beach for dogs with no conflict with horses. It is considered that dogs and their owners are well catered for at this location.

With regard to the petition seeking a new dog exercise beach in Burns Beach, the northern portion of Burns Beach beyond the groyne and Jack Kikeros Hall is the only potential location. There are no *Beach Management Plan* activities identified for this location. It is not well utilised for swimming because of rocky outcrops and there is also significant seasonal sand movements. These issues also potentially make it unattractive as a dog beach. Access and the need to protect dunes would need to be addressed. There is also the impact and potential conflict with future residential development which will continue further northward at this location and adjacent to this area of beach.

This option is not recommended.

Option 2 Modify the existing Hillarys Dog Beach to end at John Wilkie Tarn only

The option of an extension of the existing Hillarys Dog Beach northwards only as far as John Wilkie Tarn and the entrance of the Pinnaroo Point car park is a possible compromise to the petition proposal. City Rangers regularly encounter dog walkers parking in this car park when the Hillarys Dog Beach car park is at capacity. While the extension is modest at just over 100 metres, it does tidy up the northern boundary of the dog beach and gives access to a second car parking access point as well as toilet facilities.

The *Beach Management Plan* identifies that this portion of the beach is in a medium intensity zone, with jet skis permitted to travel north and south between the Ocean Reef Boat Launch facility and Hillarys Marina. Kite surfers also access the beach from the Pinnaroo Point car park on John Wilkie Tarn. It is considered that dogs and their owners are well catered for at the existing Hillarys Dog Beach location and the potential conflicts make this option unattractive. In addition there is nothing stopping dog walkers currently using the Pinnaroo Point car park provided they walk south along the pathway before accessing the dog beach.

This option is not recommended.

Option 3 Decline both petitions

It is considered that the existing provision for dogs to be exercised at the Hillarys Dog Beach is sufficient, particularly since the closure of the horse beach has removed conflict and freed up access. It is recognised that the existing dog beach does get very congested at peak times, both in relation to car parking and to dogs on the beach. This however is not dissimilar to the situation with a wide range of other beach related activities at various locations along the City's coastal strip.

It is also noted that at its meeting held on 16 May 2017 (CJ077-05/17 refers), Council noted that the development of two fenced dog exercise areas have been listed in the *Five Year Capital Works Program*, one each in 2018-19 and 2021-22, to provide a safe opportunity for dogs to be exercised and trained. While these will not increase access to beach locations, it will further accommodate the needs of dog owners.

It is recognised that this does not address the stated concerns of dog owners as detailed in the petitions.

This option is recommended.

Legislation / Strategic Community Plan / policy implications

Legislation	<i>Dog Act 1976.</i>
Strategic Community Plan	
Key theme	Community Wellbeing.
Objective	Quality facilities.
Strategic initiative	Understanding the demographic context of local communities to support effective facility planning.
Policy	Not applicable.

Risk management considerations

Dogs are often considered by owners to be part of the family and the welfare of the dogs is taken seriously by the City. The City has numerous parks and reserves where dogs can be exercised 'off lead', as well as the Hillarys Dog Beach. There is however a risk that if no consideration is given to enhancing the existing foreshore dog beach provision, the petitioners may express a degree of dissatisfaction.

Financial / budget implications

There are no financial implications related to the recommendation.

Regional significance

Wanneroo has three dog beaches, with the Quinns Rocks Dog Beach 16.5 kilometres to the north, being the closest to Joondalup. The City of Stirling also has a number of dog beaches, the North Beach Dog beach four kilometres to the south, being the closest to Joondalup.

Sustainability implications

Not applicable.

Consultation

This report is in response to two petitions both seeking to improve the opportunities for dog owners to exercise their dogs in proximity to the ocean. When the petition was first presented to Council, the Burns Beach Residents Association expressed a wish to have its views considered when the report was to be prepared.

The Burns Beach Residents Association has provided feedback during the preparation of this report. They are opposed to any proposal to use Burns Beach as a dog beach. They cited a number of reasons including car parking capacity is already inadequate, Burns Beach is a developing suburb and as it moves to completion there will be more houses and additional beach access routes installed and the rocky outcrops would be hazardous for unleashed dogs.

If Council were to consider extending the existing dog beach at Hillarys Dog Beach, the City would seek community feedback for 21 days (in line with the *Community Consultation and Engagement Policy*) to determine whether residents, users and other stakeholders support or oppose the proposal. All information regarding the proposal would be made publicly available through the community engagement page of the City's website where feedback would be collected through an online comment form. The City would inform residents within a 500 metre radius of the site of the consultation through the delivery of a personalised cover letter, while users and stakeholders would also be informed through onsite signage. Other promotion methods may include advertising in community newspaper and / or social media promotion.

The City would undergo a similar method of consultation if Council were to consider a new dog exercise beach in Burns Beach.

If either or both, of these scenarios eventuated there would also be a need to declare these areas as dog exercise areas under section 31 of the *Dog Act 1976* which requires local public notice to be given.

COMMENT

The recent closure of the horse beach section at the existing Hillarys Dog Beach has in effect given additional permanent access to a section of beach for dogs with no conflict with horses. It is considered that dogs and their owners are well catered for at this location and there is no requirement at this time to extend the existing dog beach or provide an additional dog beach.

VOTING REQUIREMENTS

Simple Majority.

RECOMMENDATION**That Council:**

- 1 NOTES the report on two petitions:**
 - 1.1 requesting a section of the Burns Beach foreshore be designated as an animal exercise area;**
 - 1.2 requesting the Hillarys Dog Beach be extended to the north to the Kallaroo / Mullaloo boundary between the restricted hours of 6.00am to 10.00am;**
- 2 DECLINES the petitioners' requests for a section of the Burns Beach foreshore to be designated as an animal exercise area and for the Hillarys Dog Beach to be extended to the north to the Kallaroo / Mullaloo boundary between the restricted hours of 6.00am to 10.00am in an effort to reduce congestion in terms of parking and area use because it is considered that dogs and their owners are well catered for and there is no requirement at this time to extend the existing dog beach or provide an additional dog beach;**
- 3 ADVISES the lead petitioners of its decision.**

Disclosure of interest affecting impartiality

Name/Position	Cr Russ Fishwick, JP.
Item No./Subject	CJ138-08/17 – Department of Education Request to Use a Section of Warwick Open Space for Additional Parking.
Nature of interest	Interest that may affect impartiality.
Extent of Interest	Cr Fishwick is a member of the “Friends of Warwick Bushland”.

CJ138-08/17 DEPARTMENT OF EDUCATION REQUEST TO USE A SECTION OF WARWICK OPEN SPACE FOR ADDITIONAL PARKING

WARD	South
RESPONSIBLE DIRECTOR	Mr Nico Claassen Infrastructure Services
FILE NUMBER	32431, 101515
ATTACHMENTS	Attachment 1 Locality plan Attachment 2 Proposed location of car parks
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 a request from the Department of Education to use a section of Warwick Open Space for the construction of additional parking facilities.

EXECUTIVE SUMMARY

The Department of Education (DoE) is relocating the Education Support Centre, currently located at Duncraig Senior High School, to Warwick Senior High School. This will entail moving 80 students and 110 staff and casual therapists.

There is insufficient parking within the Warwick Senior High School grounds to cater for the additional staff and can only provide nine parking bays as part of the new building works within the grounds.

The DoE has approached the City to utilise a section of land within Warwick Open Space to construct two off-street parking facilities to provide an additional 80 bays.

It is therefore recommended that Council:

- 1 *NOTES the relocation of the Education Support Centre by the Department of Education from Duncraig Senior High School to Warwick Senior High School;*

- 2 *APPROVES the use of a section of Warwick Open Space for the purposes of providing additional parking as shown in Attachment 2 to Report CJ138-08/17 subject to the following conditions:*
- 2.1 *that a shared use agreement be entered into between the City of Joondalup and the Department of Education for the use of a section of Warwick Open Space for the purposes of car parking to the satisfaction of the City;*
- 2.2 *that the proposed works be designed and constructed in accordance with the City's specifications and requirements;*
- 2.3 *that the Department of Education fully fund the capital cost for the additional parking works;*
- 2.4 *that the Department of Education contribute a minimum of 50% of the ongoing maintenance and renewal costs;*
- 3 *REQUESTS the Chief Executive Officer to prepare and execute a shared use agreement with the Department of Education for the use of the parking facilities as detailed in part 2.1 above;*
- 4 *ADVISES the Department of Education of Council's decision.*

BACKGROUND

Warwick Senior High School is located adjacent to the Warwick Open Space Reserve which is bounded by Warwick Road, Wanneroo Road, Beach Road and Erindale Road. Lloyd Drive is the main access road to the school and the facilities that are situated within the Reserve grounds (Attachment 1 refers).

Located within close proximity to the Warwick Senior High School are 118 parking bays with four disability parking spaces which are classified as public parking and available for use by the community.

Within the Warwick Open Space Reserve, there are the following facilities:

- The Warwick Leisure Centre currently managed by the Churches of Christ.
- The Warwick Hockey Centre currently utilised by the Whitfords Hockey Club.
- The Warwick Sports Centre occupied by the Warwick Bowling Club and the Greenwood Tennis Club.

The bowling club has approximately 523 members and operates six to seven days a week all year round. Attendance at the club is mostly during the day; however the club also hires out its facilities for evening functions. The tennis club has approximately 132 members, with attendance being mostly on weekday evenings, Saturday afternoons and Sunday mornings. The club does also offer tennis coaching and court hire outside these times. The majority of club members park in the car park opposite the school.

DETAILS

Warwick Senior High School currently has 650 students and 87 full time and part time staff. The school grounds have an open campus arrangement and include an equipped gymnasium, tennis, netball and basketball courts, sporting fields, a performing arts centre, open air amphitheatre and a swimming pool. Parking for staff and visitors is at the front of the school and is accessed from Erindale Road.

The DoE decision to relocate the Education Support Centre from Duncraig Senior High School to Warwick Senior High School will see an addition of approximately 80 students and 110 staff plus casual therapists to meet the day-to-day needs of the centre.

The works to be undertaken within the school grounds will consist of the refurbishment of existing classrooms for the Education Support Centre staff and students, as well as the construction of a new administration building that fronts Lloyd Drive. An important consideration by the DoE for the administration building location and the addition of parking was the retention of the mature trees within the Warwick Senior High School grounds. On this basis, the location of the new building has been designed to have minimal impact on the existing trees.

The existing parking at the front of the school provides for the current staff and will be insufficient to cater for the 110 additional staff and casual therapists needed by the Education Support Centre. This centre will require an additional 120 parking bays of which nine bays are proposed to be located within the school grounds. The remaining 111 parking bays will need to be located off site.

The DoE approached the City to construct on-street parking and utilise two sections of land within Warwick Open Space to fully cater for parking of the staff of the Education Support Centre. The off-site parking requirements will consist of 31 on-street parking bays on Lloyd Drive and will include a bus embayment. A further 80 bays are proposed to be constructed within Warwick Open Space (Attachment 2 refers).

Issues and options considered

The DoE has fast tracked the refurbishment of existing classrooms and the new administration building works within the grounds of Warwick Senior High School. To enable the relocation of the Education Support Centre from Duncraig Senior High School to Warwick High School all works must be completed by the beginning of the new school term in early 2018. The options to be considered are as follows:

Option One – Does not support the use of two parcels of already cleared land within the Warwick Open Space to be utilised as parking

Should Council not support the DoE's request to use the land located within the Warwick Open Space for the purposes of parking, the DoE may then consider the extensive removal of mature trees within the Warwick Senior High School grounds.

Additionally staff and therapists of the Education Support Centre would be required to utilise the existing public parking facilities adjacent to the tennis and bowling clubs. This would mean that 80 of the 118 available parking spaces would be taken up by school staff and may negatively impact the bowling club as their use is predominately during the day.

Option Two – Supports the use of two parcels of already cleared land within the Warwick Open Space to be utilised as parking

The increase of approximately 110 staff at Warwick Senior High School will have a significant impact on parking requirements within the school precinct. A combination of on-street parking and the two parcels of land within the Warwick Open Space will assist in alleviating this issue. This is the recommended option.

Legislation / Strategic Community Plan / policy implications

Legislation *Australian Standard Parking Facilities Part 1: Off-street parking AS 2890.1:2004.*

Strategic Community Plan

Key theme Quality Urban Environment.
Community Wellbeing.

Objective Quality open spaces.
Quality facilities.

Strategic initiative Adopt consistent principals in the management and provision of urban community infrastructure.

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

Policy Not applicable.

Risk management considerations

If the off-street parking facilities are not supported, then there is a significant likelihood that the staff and therapists for the Education Support Centre will utilise the current public parking facilities adjacent to the tennis and bowling clubs. This may in turn, have a negative impact on parking availability for members of the Warwick Bowling Club, where use is mostly during the day.

Financial / budget implications

The capital cost of the proposed works is to be fully funded by the DoE. Future maintenance and renewal costs will be shared.

The detailed agreement between the City and the DoE for the construction and use of the off-street parking facilities are yet to be finalised and is subject to an agreement that is mutually beneficial to the City and the DoE.

Regional significance

Not applicable.

Sustainability implications

Social

The addition of two new parking facilities within the Warwick Open Space will cater for all members of the community. It will also provide additional parking for any events within the immediate area.

The proposed parking facilities will be designed with additional path connections to connect to the existing path network and will ensure current access and inclusion standards are met. This will in turn create improved pedestrian crossing situations.

Environmental

The construction of the new parking facilities within Warwick Open Space will not require the removal of any trees as the land is already cleared.

Consultation

If the construction of the additional parking facilities is supported, the City will engage with the relevant stakeholders such as the Warwick Bowling Club and the Greenwood Tennis Club.

COMMENT

The proposal to construct the additional parking facility, fully funded by the DoE, will not only benefit Warwick High School but also the wider community and specifically users of the nearby facilities.

VOTING REQUIREMENTS

Simple Majority.

RECOMMENDATION**That Council:**

- 1 NOTES the relocation of the Education Support Centre by the Department of Education from Duncraig Senior High School to Warwick Senior High School;**
- 2 APPROVES the use of a section of Warwick Open Space for the purposes of providing additional parking as shown in Attachment 2 to Report CJ138-08/17 subject to the following conditions:**
 - 2.1 that a shared used agreement be entered into between the City of Joondalup and the Department of Education for the use of a section of Warwick Open Space for the purposes of carparking to the satisfaction of the City;**
 - 2.2 that the proposed works be designed and constructed in accordance with the City's specifications and requirements;**
 - 2.3 that the Department of Education fully fund the capital cost for the additional parking works;**
 - 2.4 that the Department of Education contribute a minimum of 50% of the ongoing maintenance and renewal costs;**
- 3 REQUESTS the Chief Executive Officer to prepare and execute a shared use agreement with the Department of Education for the use of the parking facilities as detailed in part 2.1 above;**
- 4 ADVISES the Department of Education of Council's decision.**

Appendix 12 refers

To access this attachment on electronic document, click here: [Attach12brf170808.pdf](#)

REPORT – MAJOR PROJECTS COMMITTEE – 17 JULY 2017

CJ139-08/17 OCEAN REEF MARINA PROJECT STATUS

WARD	North Central
RESPONSIBLE DIRECTOR	Mr Garry Hunt Office of the CEO
FILE NUMBER	04171, 101515
ATTACHMENTS	Attachment 1 Summary of Metropolitan Region Scheme Amendment 1270/41 submissions Attachment 2 Indicative Approvals Timelines as at June 2017
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 note the progress on the Ocean Reef Marina project and consider requesting the Chief Executive Officer to engage with the State Government and LandCorp on the on-going involvement of the City in the project.

EXECUTIVE SUMMARY

To progress the approval of the Ocean Reef Marina project, the following activities and tasks were undertaken since the previous project status report was considered by the Major Projects Committee at its meeting held on 8 May 2017.

- 1 Finalisation of the responses to comments received on the draft preliminary *Ocean Reef Marina Structure Plan* (Ocean Reef Marina SP).
- 2 Finalisation of the responses to comments received on the draft Negotiated Planning Outcome for Bush Forever (NPO).
- 3 Preparation of draft responses to submissions received by the Department of Planning (DoP) on MRS Amendment 1270/41 – Ocean Reef Marina Redevelopment (Attachment 1 refers).
- 4 Continued preparation of responses to submissions received by the Office of the Environmental Protection Authority (OEPA) on the Public Environmental Review (PER) document and appendices.
- 5 Engagement with the State Government, through LandCorp, regarding proponentcy.

Details of the above are provided in this Report.

As far as possible the project is progressing in accordance with the Ocean Reef Marina Indicative Approvals Timeline updated as at June 2017 (Attachment 2 refers).

It is therefore recommended that Council:

- 1 *NOTES the Ocean Reef Marina Project Status Report;*
- 2 *NOTES that the City understands that a decision on State Government / LandCorp proponency for, and implementation of, the Ocean Reef Marina will not be made by the State Government until after the State Budget is handed down in September 2017;*
- 3 *Subject to the State Government deciding to assume the role of proponent for the Ocean Reef Marina and implementing the project, REQUESTS the Chief Executive Officer to engage with the State Government and LandCorp in relation to the City's on-going role in the delivery of the project and the future management and operational options for the Ocean Reef Marina.*

BACKGROUND

1 Metropolitan Region Scheme Amendment 1270/41

The City lodged the Ocean Reef Marina MRS Amendment request with the Western Australian Planning Commission (WAPC) in April 2014 and the MRS Amendment 1270/41 was initiated by the WAPC in June 2014.

The MRS Amendment Report, prepared by the DoP was advertised for public comment from 22 November 2016 to 24 February 2017 (as approved by the Minister for Planning).

2 Draft Negotiated Planning Outcome for Bush Forever

The WAPC requires that an NPO be agreed to by the DoP, Department of Parks and Wildlife (Parks and Wildlife) and the OEPA prior to the finalisation of MRS Amendment 1270/41. This includes a legal agreement between the State of WA and the City (or the proponent at the time the agreement is finalised) to ensure the obligations and agreements contained within the NPO are implemented.

It should be noted that funding for the land acquisition and rehabilitation portions of the NPO will be the responsibility of the ultimate proponent for the project.

The DoP, Parks and Wildlife and OEPA formally provided in-principle support for the draft NPO and it was agreed that the draft NPO would be made available for public review concurrently with the MRS Amendment report and PER documents (22 November 2016 to 24 February 2017).

The information contained within the draft NPO is particularly pertinent to the MRS Amendment and it was considered appropriate that all possible information on the planning process be made available at the same time.

3 Public Environmental Review

Occurring in parallel with the MRS Amendment, the marine based components of the Ocean Reef Marina project are being assessed by the Environmental Protection Authority (EPA) under the *Environmental Protection Act 1986* via a PER – the highest level of assessment.

Following completion of the required investigations / studies and various amendments to the documents, the PER document and appendices were approved for release for public review in October 2016. The PER documents were advertised for public comment from 22 November 2016 to 24 February 2017, concurrently with MRS Amendment 1270/41.

4 Ocean Reef Marina Structure Plan

It was considered desirable that the draft preliminary Ocean Reef Marina SP be released for the public to view and provide informal comments concurrently with the PER, MRS Amendment 1270/41 and the draft NPO. Much of the information contained within the plan is particularly relevant to the MRS Amendment and NPO and providing the draft preliminary Ocean Reef Marina SP to the community would ensure that all possible information on the planning process was available.

Once finalised and formally submitted to Council for consideration, the Ocean Reef Marina SP will be formally advertised for public comment as required under *Planning and Development (Local Planning Schemes) Regulations 2015 – Structure Plan Framework*. However this can only occur following finalisation of the MRS Amendment process as noted by the Major Projects Committee at its meeting held on 28 November 2016.

5 State Government Proponency

Following a review of the concept plan and feasibility by LandCorp, in September 2016 the former State Government announced that it would assume the lead role for the project and a detailed business case and Cabinet Submission was prepared for consideration.

As part of the campaigning for the State Election held on 11 March 2017, both major political parties made a financial commitment to the Ocean Reef Marina Development (State Labor Party - \$40 million; State Liberal Party - \$105 million).

DETAILS

1 Metropolitan Region Scheme Amendment 1270/41

MRS Amendment 1270/41 was formally advertised for public submissions on 22 November 2016. The amendment report was available to the community via the DoP website. The City's website provided detailed information on the submission process with links directly to the document.

The DoP provided the City with a summary of the submissions received on 15 May 2017. In accordance with the relevant process, the full submissions will not be provided to the City and the summary does not contain identifying information on submitters.

A total of 94 submissions were received as follows:

- Support 39
- Objection 33
- Comment 22

A total of 14 requests for hearings were received (including the City's). A hearing can either be closed or open to the public and provides 'submitters' the opportunity to present their submissions to the WAPC.

The DoP has advised the City that neither the hearings nor the decision on MRS Amendment 1270/41 will take place until the marine environmental assessment process has been significantly progressed. This ensures that any minor boundary changes arising from approval conditions and the approval conditions themselves can be taken into consideration prior to a final decision on the amendment.

The summary of the submissions is provided to the City for consideration and comment and the summary prepared by the DoP has been further summarised and is provided, together with the City's preliminary comments, as Attachment 1 to Report CJ139-08/17.

It should be noted that a number of State Government agencies and organisations provided submissions on MRS Amendment 1270/41 but raised no objections, provided no comment or only general comments that relate to the subsequent more detailed stages of the planning and development process.

In collaboration with consultants Taylor Burrell Barnett, Strategen and MP Rogers & Associates, the responses will be finalised and forwarded to the DoP for consideration.

2 Draft Negotiated Planning Outcome for Bush Forever

As previously reported (Major Projects Committee, 8 May 2017, Item 1), the City directly received four submissions on the draft NPO. A further three submissions received for the PER included commentary regarding the NPO and were therefore recorded as NPO submissions.

In collaboration with consultants Taylor Burrell Barnett and Strategen responses to the submissions were prepared and forwarded to the DoP, Parks and Wildlife and OEPA for review / input. Further, given that the ultimate proponent for the project is likely to be LandCorp, the responses were also provided for input / approval to publish.

Where identifying information was provided, the submitters were notified that responses to the draft NPO submissions are now available on the City's Ocean Reef Marina webpage.

In collaboration with LandCorp, the draft NPO, together with a legal agreement between the State of Western Australia and the City of Joondalup, can now be finalised for approval by the relevant authorities. The inclusion of suggestions / comments made by the community during the public advertising will be considered during the finalisation of the NPO.

It should be noted, that the important requirements of the legal agreement are the transference of the NPO responsibilities and obligations to the ultimate proponent as well as the responsibilities and obligations of all parties, including the City, in ensuring the NPO is implemented if MRS Amendment 1270/41 is approved and gazetted.

3 Public Environmental Review

With substantial input from consultants Strategen and MP Rogers & Associates, preparation of the required responses to the PER has commenced. It is anticipated that the City and the consultant team will meet with officers from the OEPA and other relevant agencies to review the draft responses.

The submissions received from the relevant agencies were complex and technical and it is considered vital that the City engage with these agencies to ensure that the additional information provided addresses the issues raised.

Once finalised, the responses will be formally submitted to the OEPA for consideration and if considered adequate, the formal assessment process of the marine components of the Ocean Reef Marina can commence.

4 Draft preliminary *Ocean Reef Marina Structure Plan*

A total of 21 submissions were received on the draft preliminary Ocean Reef Marina SP. This figure includes PER submissions that contained specific comment on the plan and therefore counted as Ocean Reef Marina SP submissions.

As recommended by the Major Projects Committee, at its meeting held on 16 May 2017 (CJ079-05/17 refers), it was agreed that Council:

“2 REQUESTS the Chief Executive Officer to respond to submissions received by the City on the draft preliminary Ocean Reef Marina Structure Plan following consultation with Taylor Burrell Barnett and Strategen.”

As requested above, responses to the submissions were prepared and finalised following input / feedback from LandCorp.

Where identifying information was provided, the submitters were notified that responses to the draft preliminary Ocean Reef Marina SP submissions are now available on the City's Ocean Reef Marina webpage.

Where the consultants recommend amendments to the contents of the Ocean Reef Marina SP, arising from submissions, these will be considered during the finalisation of the plan and in consultation with the DoP.

Formal consideration by Council of the final Ocean Reef Marina SP can only occur following finalisation of the MRS Amendment process and the amendment of the City's district boundary. The Ocean Reef Marina SP will be formally advertised for public comment as required under the *Planning and Development (Local Planning Schemes) Regulations 2015 – Structure Plan Framework*.

5 State Government Proponency

Following the election of a Mark McGowan led State Labor Government on 11 March 2017, LandCorp advised the City that briefings had been provided to the new Minister for Planning, Hon Rita Saffioti, MLA. The Minister requested a Cabinet Submission, based on the LandCorp prepared Business Case for the development which the City understands has been completed.

LandCorp also briefed the local member for Joondalup on a variety of LandCorp projects with emphasis on the Ocean Reef Marina project.

The City understands that a decision on whether the State Government (through LandCorp) will assume the role of proponent to implement the project will not be made under after the State Budget is handed down in September 2017.

Therefore it is anticipated that the Memorandum of Understanding (MOU) endorsed by Council at its meeting held on 20 September 2016 (CJ151-09/16 refers), or an amended MOU and / or other appropriate formal agreement/s will not be negotiated until after the decision is made.

It is also anticipated that the City's on-going role and responsibilities for the project, both pre and post-construction, will be the subject on on-going engagement with the State Government and LandCorp. The establishment of a "project committee" (with representation by the City) to oversee progression of the project could also be a consideration, subject to discussions with the State Government and LandCorp.

Issues and options considered

Not applicable.

Legislation / Strategic Community Plan / policy implications

Legislation

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

Other applicable legislation includes:

- *Planning and Development Act 2005.*
- *Environmental Protection Act 1986.*
- *Environmental Protection, Biodiversity and Conservation Act 1999 (Cwlth).*

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

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

Strategic Community Plan

Key theme	Economic Prosperity, Vibrancy and Growth.
Objective	Destination City.
Strategic initiative	<ul style="list-style-type: none"> Facilitate the establishment of major tourism infrastructure. Encourage diverse accommodation options.
Policy	Not applicable.

Risk management considerations

The City has amassed a substantial amount of information on all aspects of the project over a number of years. This information together with that compiled for both the planning and environmental assessment documentation ensured that the City was well positioned to respond to the requirements of the relevant approvals processes, including providing adequate responses to submissions on the PER and MRS Amendment 1270/41.

Throughout the planning and environmental assessment phase the City is continuing to engage with the relevant decision-making agencies regarding the investigations undertaken, the outcomes and the agency requirements with regard to the contents of the assessment documentation and responses to submissions.

The Ocean Reef Marina Risk Management Assessment is continuously updated taking cognisance of the environmental and planning approval requirements.

It is also anticipated that the detailed and comprehensive business case, prepared by LandCorp with assistance from the City, will enable further risk management considerations to be identified, mitigated and / or managed.

Financial / budget implications

2016-17 financial year impact

Account no.	C1001
Budget Item	Ocean Reef Marina.
Budget amount	\$ 882,313
Amount spent to date	\$ 531,421
Balance	\$ 350,892

Note: The 2016-17 approved budget includes income of \$500,000 (State Government financial contribution) which has yet to be received.

Total Project Expenditure (as at 31 May 2017)

2007-08	\$ 133,241
2008-09	\$ 968,284
2009-10	\$ 266,604
2010-11	\$ 325,046
2011-12	\$ 388,552
2012-13	\$ 376,393
2013-14	\$ 838,371
2014-15	\$1,314,917

2015-16	\$1,163,151
2016-17	\$ 570,139
LESS Grants Received	<u>\$ (785,500)</u>
Total City Expenditure	\$5,559,197

2017-18 financial year impact

Account no.	C1001
Budget Item	Ocean Reef Marina.
Approved budget	\$ 163,785

Note: It is anticipated that any remaining funds from the 2016-17 budget (including the \$500,000 State Government financial contribution) will be carried forward to enable the necessary tasks / actions required for finalisation of the planning and environmental approvals process to be completed.

Annual operating cost The relevant business case/s, as far as possible, will include anticipated on-going operating costs.

Estimated annual income The relevant business case/s, as far as possible, will include estimated annual income.

Capital replacement Detailed analysis will be required at the appropriate stage of the project.

20 Year Strategic Financial Plan impact The City's *20 Year Strategic Financial Plan 2015-16 to 2034-35* includes \$2,070,000 which represents capital expenditure for the 2015-16 and 2016-17 financial years. Further analysis of the impact on the *20 Year Strategic Financial Plan* will be undertaken at the appropriate stage of the project.

Impact year 2016-17.

All amounts quoted in this report are exclusive of GST.

Regional significance

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

Sustainability implications

Progression of the Ocean Reef Marina planning process required a number of studies / reports addressing key issues pertaining to sustainability (such as social and economic impact and environmental sustainability). Various management plans were required to be prepared as part of the MRS amendment, NPO, PER and structure plan processes and it is highly likely that further management plans will be required as conditions of any environmental and planning approval.

Consultation

Extensive on-going consultation with key stakeholders, State Government departments and agencies has been undertaken to ensure the relevant approvals processes proceed in accordance with expectations and agreed timelines.

While not a statutory requirement, the City invited comments on the draft NPO and draft preliminary Ocean Reef Marina SP during the public advertising of the MRS Amendment and PER. The comments during this community consultation process will be considered during the finalisation of both documents.

Should the State Government decide to assume the role of proponent and implement the project, it will be necessary for the City to engage with the State Government and LandCorp in relation to the City's on-going involvement in the project. Consultation will be required on the City's involvement and responsibilities both pre- and post-construction including the future management and operational options for the Ocean Reef Marina.

COMMENT

Not applicable.

VOTING REQUIREMENTS

Simple Majority.

OFFICER'S RECOMMENDATION

The committee recommendation to Council for this report (as detailed below) was resolved by the Major Projects Committee at its meeting held on 17 July 2017.

The committee recommendation is the same as recommended by City officers.

RECOMMENDATION

That Council:

- 1 NOTES the Ocean Reef Marina Project Status Report;**
- 2 NOTES that the City understands that a decision on State Government / LandCorp proponentcy for, and implementation of, the Ocean Reef Marina will not be made by the State Government until after the State Budget is handed down in September 2017;**
- 3 Subject to the State Government deciding to assume the role of proponent for the Ocean Reef Marina and implementing the project, REQUESTS the Chief Executive Officer to engage with the State Government and LandCorp in relation to the City's on-going role in the delivery of the project and the future management and operational options for the Ocean Reef Marina.**

Appendix 13 refers

To access this attachment on electronic document, click here: [Attach13brf170808.pdf](#)

REPORTS – FINANCE COMMITTEE – 7 AUGUST 2017

CJ140-08/17 PRINCE REGENT PARK, HEATHRIDGE - PROPOSED REDEVELOPMENT

WARD	North Central
RESPONSIBLE DIRECTOR	Mr Mike Tidy Corporate Services
FILE NUMBER	29086, 101515; 13174; 16809
ATTACHMENTS	Attachment 1 Santiago Park aerial map Attachment 2 Littorina Park aerial map Attachment 3 Prince Regent Park aerial map Attachment 4 Littorina Park proposed site plan Attachment 5 Prince Regent Park proposed site plan Attachment 6 Littorina Park and Prince Regent Park proposed tree removal Attachment 7 Proposed floorplan Attachment 8 Capital cost estimate
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 concept plans, estimated capital costs and recommendations for the proposed redevelopment of Prince Regent Park, Heathridge and seek endorsement to proceed with the project.

EXECUTIVE SUMMARY

At its meeting held on 13 December 2016 (CJ236-12/16 refers), Council considered several possible home grounds for Joondalup United Football Club (JUFC), subject to refurbishment or redevelopment of a clubroom facility and requested a report detailing proposed upgrades of the football (soccer) facilities at Beldon Park, Beldon. At its meeting held on 21 March 2017 (CJ034-03/17 refers), Council considered a possible redevelopment of Beldon Park and did not agree to proceed and requested that the Chief Executive Officer continue to work with the club to find a suitable location.

Further investigation has been undertaken on potential locations and three reserves (Prince Regent Park, Heathridge, Littorina Park, Heathridge and Santiago Park, Ocean Reef) were explored for redevelopment based on the existing usage by sporting clubs, existing site infrastructure (including sports floodlighting) and size.

Santiago Park is currently a secondary venue for winter and summer sporting clubs and is heavily utilised during school hours by the Beaumaris Primary School and St Simon Peter Catholic Primary School (shared-use site). For these reasons, and the likelihood that a new clubroom facility would have a significant impact on the local community, it was determined not to progress with Santiago Park as a possible location option.

Concept plans were developed for Littorina Park and Prince Regent Park and cost estimates were obtained from an external Quantity Surveyor.

The proposed site plans indicate the layout of two soccer playing fields, new community sporting facility, car park extension, relocation of cricket infrastructure and service access to the new facility. The existing cricket training nets and cricket wicket at Prince Regent Park are proposed to be relocated on the site to accommodate the summer user groups.

The proposed facility design is the same for both sites and is based on the City's standard small sporting facility specifications. Two options have been developed for the new facility (with two or four unisex change rooms) to allow both female and male teams to utilise the change rooms at the same time. Four change rooms are not included in the City's standard specifications currently, however have been included as an option to support the future growth of female soccer.

The facility floorplans for both sites include a meeting room of approximately 130m² overlooking the oval, change rooms, umpire room, toilets, kitchen, associated storage, CCTV room and covered spectator verandah area. They also include a unisex 'park toilet' designed to include the automatic timed door lock system and be accessible without compromising the security of the remainder of the facility.

Following discussion with JUFC it was agreed that Prince Regent Park, Heathridge was the preferred location. The estimated project cost for the option with two change rooms is \$2,617,000 and \$3,070,000 for the option with four change rooms.

It has been identified that this project would be suitable for consideration as part of the Department of Local Government, Sport and Cultural Industries' (formerly the Department of Sport and Recreation) Community Sporting and Recreation Facilities Fund (CSRFF) program. To meet the program deadlines, an application would need to be made to the next Forward Planning Grant funding round which closes in September 2017. Alternatively, an application could be submitted for the September 2018 round.

Currently there is \$1,600,000 listed in the City's *Five Year Capital Works Program* across 2017-18 and 2018-19 for the redevelopment of a clubroom facility for JUFC at a site to be determined. It is important to note that this project budget was not based on any project scoping, concept plans or cost estimates. The funds listed also did not include any allocation for professional fees, site works or contingency.

As part of the project budget, a club contribution of \$200,000 was previously included based on a commitment from the club to contribute to the proposed Forrest Park improvement project (CJ122-08/16 refers) which did not proceed. Recent discussions with JUFC have indicated that the club is no longer in a position to contribute financially to the project due to continued growth in club membership; the requirement to operate across multiple grounds with limited capacity to generate income and an increase in club expenses following their promotion into Football West's National Premier League competition.

It is recommended that the Prince Regent Park redevelopment project progresses to the next stage - community consultation, on the preferred site concept plan (two change rooms). This option meets the needs of JUFC and provides the best outcome for the existing user groups of the park and the community.

It is recommended that Council:

- 1 *NOTES the following amounts are currently listed within the City's Five Year Capital Works Program for the development of a clubroom facility for Joondalup United Football Club:*
 - 1.1 *\$100,000 (municipal funds) in 2017-18 for detailed design of the redevelopment project;*
 - 1.2 *\$1,500,000 (\$200,000 club contribution; \$300,000 CSRFF; \$500,000 reserve funds; \$500,000 loan funds) in 2018-19 for construction of the redevelopment project;*
- 2 *APPROVES the proposed redevelopment project including demolition and site works, construction of a new community sporting facility, floodlighting upgrade, relocation of cricket infrastructure and car park extension at Prince Regent Park, Heathridge as included in option two (two change rooms) and detailed in Report CJ140-08/17 at a project cost estimate of \$2,617,000, conditional upon the facility not being used for senior NPL games;*
- 3 *Subject to approval of Part 2 above, NOTES that \$2,100,000 which is currently listed in the City's 20 Year Strategic Financial Plan in 2031-32 for a facility redevelopment at Prince Regent Park, Heathridge will be removed as part of the next annual 20 Year Strategic Financial Plan review in 2018;*
- 4 *LISTS FOR CONSIDERATION a revised budget of \$2,517,000 (\$300,000 CSRFF; \$500,000 reserve funds; \$1,617,000 loan funds) in 2018-19 for construction within the City's Five Year Capital Works Program for the development of a clubroom facility for Joondalup United Football Club (\$100,000 club contribution; addition of \$1,117,000 City contribution);*
- 5 *NOTES the Prince Regent Park redevelopment project will be listed as part of the City's CSRFF project submission report to be considered by Council at the 19 September 2017 Council meeting;*
- 6 *REQUESTS the Chief Executive Officer to arrange community consultation on the site concept plan (two change rooms) as detailed Report CJ140-08/17 for the Prince Regent Park redevelopment project with a further report to be presented to Council on the outcome in late 2017.*

BACKGROUND

At its meeting held on 13 December 2016 (CJ236-12/16 refers), Council considered several possible home grounds for JUFC and identified the following active reserves as potential locations, subject to refurbishment or redevelopment of a clubroom facility:

- Beldon Park, Beldon.
- Caledonia Park, Currambine.

- Christchurch Park, Currambine.
- Hawker Park, Warwick.
- Littorina Park, Heathridge.
- Prince Regent Park, Heathridge.
- Warrandyte Park, Craigie.
- Santiago Park, Ocean Reef.

At its meeting held on 21 March 2017 (CJ034-03/17 refers), Council considered a possible redevelopment of Beldon Park however did not agree to proceed and requested that the Chief Executive Officer continue to work with the club to find a suitable location to accommodate its National Premier League (NPL) and community-based fixtures.

The City has engaged an external consultant to undertake a feasibility study on Percy Doyle Reserve being upgraded to a regional NPL stadium site that JUFC and other City of Joondalup soccer clubs could use for NPL matches.

Investigation was undertaken on potential locations in order to accommodate the club's community-based fixtures with three reserves further explored for redevelopment based on the existing usage by sporting clubs, existing site infrastructure (including sports floodlighting) and size. These reserves were:

- Littorina Park, Heathridge
- Prince Regent Park, Heathridge
- Santiago Park, Ocean Reef.

Santiago Park is bound by Santiago Parkway, Ocean Reef, Beaumaris Primary School, St Simon Peter Catholic Primary School and Beaumaris shopping centre (Attachment 1 refers) and is classified as a 'Local Park' within the City's existing *Parks and Public Open Spaces Classification Framework*. It comprises an active reserve (one full size AFL pitch) and a toilet facility including storage. The park is subject to a shared-use agreement with the Department of Education and Catholic Education Office which provides Beaumaris Primary School and St Simon Peter Catholic Primary School with priority use of the reserve during school hours (8.00am to 4.00pm). The park is used primarily as an overflow venue by Joondalup City Football Club for training and matches during the winter season and by the Joondalup Kinross junior and senior cricket clubs during the summer season.

Santiago Park is currently a secondary venue for winter or summer sporting clubs and is heavily utilised during school hours by the two adjacent schools. For these reasons, and the likelihood that a new clubroom facility would have a significant impact on the local community, it was determined not to progress with Santiago Park as a possible location option.

Littorina Park is bound by Ocean Reef Road and Eddystone Avenue, Heathridge (Attachment 2 refers) and is classified as a 'Neighbourhood Park' within the City's existing *Parks and Public Open Spaces Classification Framework*. It is also adjacent to Eddystone Primary School and Littorina Park natural area. It comprises an active reserve (one full size AFL pitch), cricket training nets, cricket wicket and approximately 44 car parking bays. The park is subject to a shared-use agreement with the Department of Education which provides Eddystone Primary School with priority use of the reserve during school hours (8.00am to 4.00pm). Outside of these hours, it is used primarily as an overflow venue for training and games for the Edgewater Senior Cricket Club during the summer season and the Ocean Ridge Junior Football (AFL) Club during the winter season.

Prince Regent Park is bound by Marmion Avenue and Prince Regent Drive, Heathridge, (Attachment 3 refers) and is classified as a 'Local Park' within the City's existing *Parks and Public Open Spaces Classification Framework*. It comprises an active reserve (one full size AFL pitch), sports floodlights, cricket training nets, cricket wicket, toilet facility and approximately 35 car parking bays. In 2013-14 the sports floodlighting infrastructure was upgraded to provide levels of 50 lux (Australian Standard large ball sports training). The park is used primarily by JUFC for training and junior matches during the winter season and by the Ocean Ridge junior and senior cricket clubs during the summer season. The existing playground at Prince Regent Park is scheduled to be replaced in 2018.

As part of the City's Active Reserve and Community Facility Review that was undertaken in 2014, Prince Regent Park was identified for a facility redevelopment and as a result \$2,100,000 was included in the City's *20 Year Strategic Financial Plan* in 2031-32.

Currently there is \$1,600,000 listed in the City's *Five Year Capital Works Program* across 2017-18 and 2018-19 for the redevelopment of a clubroom facility for JUFC at a site to be determined. It is important to note that this project budget was not based on any project scoping, concept plans or cost estimates. It also did not include any allocation for professional fees, site works or contingency.

DETAILS

In order to accommodate the club's community-based teams, a scope of works was developed based on the City's standard specifications, feedback from JUFC and addressing the challenges identified for each site. Concept plans were developed for Littorina Park and Prince Regent Park based on the scope of works and cost estimates were obtained from an external Quantity Surveyor.

Stakeholder consultation

As part of the needs analysis stage of the project, stakeholder consultation was undertaken with JUFC. The three proposed locations were discussed with JUFC and based on their existing usage at Prince Regent Park, the existing site infrastructure (including sports floodlighting) and size, the club's preference was this location.

Concept plans

The proposed site plans (Attachments 4 and 5 refer) indicate the layout of two soccer playing fields, new community sporting facility, car park extension, relocation of cricket infrastructure and service access to the new facility. The existing cricket training nets and cricket wicket at Prince Regent Park are proposed to be relocated on the site to accommodate the summer user groups.

There are approximately eight mature Casuarina trees that would need to be removed at Littorina Park to allow for the proposed car park extension. At Prince Regent Park approximately four eucalyptus trees (Utilis) and one mature eucalyptus tree (Tuart) would need to be removed to allow for the new clubroom facility (Attachment 6 refers). To compensate for the loss of these trees, new trees are proposed to be planted on the sites in various locations.

The proposed facility design is the same for both sites and is based on the City's standard small sporting facility specifications (for example Bramston Park Community Sporting Facility, Burns Beach and Seacrest Park Community Sporting Facility, Sorrento). Two options have been developed for the new facility, with two or four unisex change rooms, to

allow both female and male teams to utilise the change rooms at the same time. Four change rooms are not included in the City's standard specifications currently however have been included as an option to support the future growth of female soccer.

The facility floorplans for both sites (Attachment 7 refers) include a meeting room of approximately 130m² overlooking the oval, change rooms, umpire room, toilets, kitchen, associated storage, CCTV room and covered spectator verandah area. They also include a unisex 'park toilet' designed to include the automatic timed door lock system and be accessible without compromising the security of the remainder of the facility.

The facility has been designed to cater for sporting groups using the ovals and be available to the wider local community for community based meetings and activities.

Estimated capital costs

Following discussion with JUFC it was agreed that Prince Regent Park, Heathridge was the preferred location.

The cost estimates were developed by an external quantity surveyor and are based on high level concept plans and tender prices may differ following the detailed design stage (if the project proceeds).

The construction cost for the project (Attachment 8 refers) has been broken down into the following components:

Item	Cost (\$)
Clubroom facility – two change rooms (including demolition of the existing toilets)	1,979,000
Car park extension including lighting (39 bays)	265,000
Cricket infrastructure relocation works allowance	141,000
Sports floodlighting upgrade allowance	162,000
Temporary facilities (toilets)	29,000
Photovoltaic (PV) panels allowance	28,000
Artwork	13,000
TOTAL PROJECT	2,617,000

The cost estimate summary table includes preliminaries and small works margin (approximately 10%), professional fees (12%), contingencies (12.5%) and escalation to June 2018 (2.12%). The cost estimate is comparable to other recent facility redevelopment projects and is estimated at an average of \$3,500/m² for the clubroom facility component (approximately 500m²).

The capital cost to construct the facility with four change rooms is estimated at an additional \$453,000 taking the estimated total project cost to \$3,070,000.

The existing sump in the north-west corner at Prince Regent Park was investigated for beautification to provide additional passive recreation space on the reserve. Based on the City's other recent sump beautification projects this is estimated to cost an additional \$800,000.

The City's *Art and Memorabilia Collections Policy* states that the State Government's 'Percent for Art Scheme' will be utilised when developing proposals for new public buildings and extensions over the value of \$100,000. This scheme uses an allocation of up to one percent of the estimated total cost of the building project. The City's policy states that

developers of public facilities will be encouraged to adopt this policy with projects being implemented according to the Public Art Implementation Process as determined by the Chief Executive Officer. Based on this, one percent of the estimated total cost of the building has been included.

External grant funding

It has been identified that this project would be suitable for consideration as part of the Department of Local Government, Sport and Cultural Industries' (formerly the Department of Sport and Recreation) Community Sporting and Recreation Facilities Fund (CSRFF) program. The CSRFF program considers a contribution of up to one third (for applicable components) for projects that demonstrate an increase in sport participation as a result of the development. To meet CSRFF application deadlines, an application would need to be made to the next Forward Planning Grant funding round which closes in September 2017. If the City was successful in receiving grant funding, notification would be provided around March 2018. Alternatively, an application could be submitted for the September 2018 round.

Issues and options considered

A number of options are possible for the project. These include the following:

- 1 Do not proceed with the project at either site and identify the \$1,600,000 budget as savings.
- 2 Proceed with the redevelopment project at Prince Regent Park with two change rooms provided in the clubroom facility. This would require the City to allocate approximately \$1,017,000 of additional funds to the project (or reduce the scope of the design), and would provide JUFC with a suitable location.
- 3 Proceed with the redevelopment project at Prince Regent Park with four change rooms provided in the clubroom facility. This would require the City to allocate approximately \$1,470,000 of additional funds to the project (or reduce the scope of the design), and would provide JUFC with a suitable location.

It is recommended that the Prince Regent Park redevelopment project progresses to community consultation on the preferred site concept plan – two change rooms, as it provides the best outcome for existing user groups of the park and the community.

Legislation / Strategic Community Plan / policy implications

Legislation Not applicable.

Strategic Community Plan

Key theme Community Wellbeing.

Objective Quality facilities.

Strategic initiative

- Support a long-term approach to significant facility upgrades and improvements.
- Understand the demographic context of local communities to support effective facility planning.
- Employ facility design principles that will provide for longevity, diversity and inclusiveness and where

appropriate, support decentralising the delivery of City services.

Policy Not applicable.

Risk management considerations

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

Financial / budget implications

The following amounts are currently listed in the City's *Five Year Capital Works Program* for the redevelopment of a clubroom facility for JUFC at a site to be determined:

- \$100,000 (municipal funds) in 2017-18 for detailed design of the redevelopment project.
- \$1,500,000 (\$200,000 club contribution; \$300,000 CSRFF; \$500,000 reserve funds; \$500,000 loan funds) in 2018-19 for construction of the redevelopment project.

It is important to note that this project budget was not based on any project scoping, concept plans or cost estimates. It also did not include any allocation for professional fees, site works or contingency.

As part of the project budget, a club contribution of \$200,000 was previously included based on a commitment from the club to contribute to the proposed Forrest Park improvement project (CJ122-08/16 refers) which did not proceed. Recent discussions with JUFC have indicated that the club is no longer in a position to contribute financially to the project due to continued growth in club membership; the requirement to operate across multiple grounds with limited capacity to generate income and an increase in club expenses following their promotion into Football West's National Premier League competition.

As part of the City's Active Reserve and Community Facility Review that was undertaken in 2014, Prince Regent Park was identified for a facility redevelopment and as a result \$2,100,000 was included in the City's *20 Year Strategic Financial Plan* in 2031-32.

Future financial year impact

Annual operating cost

The ongoing annual operating expenditure based on similar City facilities is approximately \$44,000. This is the incremental impact of the estimated new operating expenses of \$54,000 less the existing operating expenses at Prince Regent Park of \$10,000.

Estimated annual income

The ongoing annual income based on similar City facilities is approximately \$10,000. The net operating deficit of the new facility is therefore estimated as \$34,000 (\$44,000 operating expenses less \$10,000 operating income).

Capital replacement

Based on the City's *Building Asset Management Plan* it is estimated that 4% of the capital costs would require replacement after 16 years, at a cost of approximately \$100,000.

**20 Year Strategic
Financial Plan impact**

The City's *Five Year Capital Works Program* and draft *20 Year Strategic Financial Plan* currently have listed \$1,600,000 (including a \$500,000 external contribution) across 2017-18 and 2018-19 for the project. The estimated cost of the project is \$2,617,000 and the external contribution has reduced to an estimated \$300,000. If approved, the City's proposed cost of \$2,317,000 (increase of \$1,217,000) will be funded either using reserve, municipal or loan funds.

The *20 Year Strategic Financial Plan* also lists \$2,100,000 for a facility redevelopment at Prince Regent Park which would no longer be required, although that is in the outer year of 2031-32. The overall net impact in capital costs of the proposal by 2031-32 would therefore be a benefit of \$883,000, which comprises the saving of \$2,100,000 in 2031-32 less the increased costs in 2018-19 of \$1,217,000.

The *20 Year Strategic Financial Plan* does not have any impact included for the increased operating costs and therefore the operating deficit of \$44,000 per year would be an additional cost.

The total impact of the recommendation on the *20 Year Strategic Financial Plan*, including capital costs, funding and operating costs are a cost of \$100,000.

Impact year

For the purposes of calculating the impact on the *20 Year Strategic Financial Plan*, an assumption has been made that the construction costs would be incurred in 2018-19, and the increase in operating expenses from 2019-20. This is a modelling assumption only and the detailed project timeline and consideration of other project timelines will be subject to further review.

All amounts quoted in this report are exclusive of GST.

Regional significance

Not applicable.

Sustainability implications**Environmental**

Any development of City land will consider and minimise impact to important flora and fauna in the area. Facilities will be planned to reduce the impact of the carbon footprint and consider environmental sustainability design features.

Social

Redevelopment works will consider access and inclusion principles with the aim to enhance the amenity of the public space.

Economic

Not applicable.

Consultation

Consultation was undertaken with JUFC during the site and needs analysis and concept design stages of the project. Information on the consultation has been included in the details and issues/options sections of this report. As part of the next stage of the project, community consultation will be undertaken to seek comment on the development from local residents. Following consultation, a further report will be presented to Council outlining the results and seeking feedback on progressing the project in late 2017.

COMMENT

The three proposed locations were discussed with JUFC and based on their existing usage at Prince Regent Park, the existing site infrastructure (including sports floodlighting) and size, the club's preference was to proceed with this location.

The proposed facility has been designed to cater for sporting groups using the ovals and be available to the wider local community for community based meetings and activities. Based on two change rooms being the City's standard design and the estimated additional cost to provide four change rooms in the new clubroom facility, it is recommended that only two change rooms are provided.

If the project proceeds, a CSRFF application will be made to the next Forward Planning Grant funding round which closes in September 2017.

VOTING REQUIREMENTS

Simple Majority.

COMMITTEE RECOMMENDATION

The committee recommendation to Council for this report (as detailed below) was resolved by the Finance Committee at its meeting held on 7 August 2017.

The original recommendation as presented by City officers to the committee is as follows:

That Council:

- 1 *NOTES the following amounts are currently listed within the City's Five Year Capital Works Program for the development of a clubroom facility for Joondalup United Football Club:*

- 1.1 *\$100,000 (municipal funds) in 2017-18 for detailed design of the redevelopment project;*

- 1.2 \$1,500,000 (\$200,000 club contribution; \$300,000 CSRFF; \$500,000 reserve funds; \$500,000 loan funds) in 2018-19 for construction of the redevelopment project;
- 2 APPROVES the proposed redevelopment project including demolition and site works, construction of a new community sporting facility, floodlighting upgrade, relocation of cricket infrastructure and car park extension at Prince Regent Park, Heathridge as included in option two (two change rooms) and detailed in this Report at a project cost estimate of \$2,617,000;
- 3 Subject to approval of Part 2 above, NOTES that \$2,100,000 which is currently listed in the City's 20 Year Strategic Financial Plan in 2031-32 for a facility redevelopment at Prince Regent Park, Heathridge will be removed as part of the next annual 20 Year Strategic Financial Plan review in 2018;
- 4 LISTS FOR CONSIDERATION a revised budget of \$2,517,000 (\$300,000 CSRFF; \$500,000 reserve funds; \$1,717,000 loan funds) in 2018-19 for construction within the City's Five Year Capital Works Program for the development of a clubroom facility for Joondalup United Football Club (removal of \$200,000 club contribution; addition of \$1,217,000 City contribution);
- 5 NOTES the Prince Regent Park redevelopment project will be listed as part of the City's CSRFF project submission report to be considered by Council at the 19 September 2017 Council meeting;
- 6 REQUESTS the Chief Executive Officer to arrange community consultation on the site concept plan (two change rooms) as detailed in this Report for the Prince Regent Park redevelopment project with a further report to be presented to Council on the outcome in late 2017.

The committee's subsequent recommendation to Council is as follows (changes identified):

That Council:

- 1 NOTES the following amounts are currently listed within the City's Five Year Capital Works Program for the development of a clubroom facility for Joondalup United Football Club:
 - 1.1 \$100,000 (municipal funds) in 2017-18 for detailed design of the redevelopment project;
 - 1.2 \$1,500,000 (\$200,000 club contribution; \$300,000 CSRFF; \$500,000 reserve funds; \$500,000 loan funds) in 2018-19 for construction of the redevelopment project;
- 2 APPROVES the proposed redevelopment project including demolition and site works, construction of a new community sporting facility, floodlighting upgrade, relocation of cricket infrastructure and car park extension at Prince Regent Park, Heathridge as included in option two (two change rooms) and detailed in this Report at a project cost estimate of \$2,617,000, conditional upon the facility not being used for senior NPL games;

- 3 *Subject to approval of Part 2 above, NOTES that \$2,100,000 which is currently listed in the City's 20 Year Strategic Financial Plan in 2031-32 for a facility redevelopment at Prince Regent Park, Heathridge will be removed as part of the next annual 20 Year Strategic Financial Plan review in 2018;*
- 4 *LISTS FOR CONSIDERATION a revised budget of \$2,517,000 (\$300,000 CSRFF; \$500,000 reserve funds; \$1,617,000 loan funds) in 2018-19 for construction within the City's Five Year Capital Works Program for the development of a clubroom facility for Joondalup United Football Club (\$100,000 club contribution; addition of \$1,117,000 City contribution);*
- 5 *NOTES the Prince Regent Park redevelopment project will be listed as part of the City's CSRFF project submission report to be considered by Council at the 19 September 2017 Council meeting;*
- 6 *REQUESTS the Chief Executive Officer to arrange community consultation on the site concept plan (two change rooms) as detailed in this Report for the Prince Regent Park redevelopment project with a further report to be presented to Council on the outcome in late 2017.*

RECOMMENDATION

That Council:

- 1 **NOTES the following amounts are currently listed within the City's Five Year Capital Works Program for the development of a clubroom facility for Joondalup United Football Club:**
 - 1.1 **\$100,000 (municipal funds) in 2017-18 for detailed design of the redevelopment project;**
 - 1.2 **\$1,500,000 (\$200,000 club contribution; \$300,000 CSRFF; \$500,000 reserve funds; \$500,000 loan funds) in 2018-19 for construction of the redevelopment project;**
- 2 **APPROVES the proposed redevelopment project including demolition and site works, construction of a new community sporting facility, floodlighting upgrade, relocation of cricket infrastructure and car park extension at Prince Regent Park, Heathridge as included in option two (two change rooms) and detailed Report CJ140-08/17 at a project cost estimate of \$2,617,000, conditional upon the facility not being used for senior NPL games;**
- 3 **Subject to approval of Part 2 above, NOTES that \$2,100,000 which is currently listed in the City's 20 Year Strategic Financial Plan in 2031-32 for a facility redevelopment at Prince Regent Park, Heathridge will be removed as part of the next annual 20 Year Strategic Financial Plan review in 2018;**
- 4 **LISTS FOR CONSIDERATION a revised budget of \$2,517,000 (\$300,000 CSRFF; \$500,000 reserve funds; \$1,617,000 loan funds) in 2018-19 for construction within the City's Five Year Capital Works Program for the development of a clubroom facility for Joondalup United Football Club (\$100,000 club contribution; addition of \$1,117,000 City contribution);**

- 5 NOTES the Prince Regent Park redevelopment project will be listed as part of the City's CSRFF project submission report to be considered by Council at the 19 September 2017 Council meeting;**
- 6 REQUESTS the Chief Executive Officer to arrange community consultation on the site concept plan (two change rooms) as detailed in Report CJ140-08/17 for the Prince Regent Park redevelopment project with a further report to be presented to Council on the outcome in late 2017.**

Appendix 14 refers

To access this attachment on electronic document, click here: [Attach14agn170815.pdf](#)

CJ141-08/17 2018-19 COMMUNITY FACILITY REFURBISHMENT PROJECT - WINDERMERE PARK CLUBROOM

WARD	North
RESPONSIBLE DIRECTOR	Mr Mike Tidy Corporate Services
FILE NUMBER	07096, 25191, 105503, 66559
ATTACHMENTS	Attachment 1 Aerial map of Windermere Park Clubroom Attachment 2 Windermere Park Clubroom floorplan (existing) Attachment 3 Windermere Park Clubroom concept plan Attachment 4 Windermere Park terraced seating site plan Attachment 5 Windermere Park Clubrooms cost estimate
AUTHORITY / DISCRETION	Executive – The substantial direction setting and oversight role of Council, such as adopting plans, reports, accepting tenders, directing operations, setting and amending budgets.

PURPOSE

For Council to consider the concept plans, estimated capital costs and recommendations for the 2018-19 community facility refurbishment project at Windermere Park Clubroom.

EXECUTIVE SUMMARY

Each year the City plans to undertake one or two refurbishments of community and sporting facilities.

The Windermere Park Clubroom is located on Candlewood Boulevard, Joondalup. The facility was constructed in 1995 and consists of a meeting area, kitchen, storage areas, changerooms and toilets. The facility is leased to Joondalup Kinross Cricket Club (JKCC) and Joondalup Kinross Football Club (JKJFC).

At its meeting held on 21 April 2015 (CJ061-04/15 refers), Council agreed to list the refurbishment of Windermere Park Clubroom at a cost estimate of \$250,000 in 2018-19 (amount does not include an allowance for cost escalation to June 2018).

Following a meeting with representatives of the JKJFC in May 2016, it was requested the City consider a small extension to accommodate a furniture store at the facility as part of the works proposed in 2018-19.

At its meeting held on 18 October 2016 (CJ176-10/16 refers), Council requested a report detailing concept design options and estimated costings to undertake a refurbishment and potential expansion of the clubroom following engagement with key stakeholders of the facility.

As part of the needs analysis stage of the project, stakeholder consultation was undertaken with JKCC and JKJFC. The clubs requested that the City consider the addition of terraced seating at the front of the clubroom and a floodlighting upgrade if there were sufficient funds.

Currently listed in 2018-19 in the City's *Capital Works Program* is \$250,000 for the Windermere Park Clubroom for a new heating / cooling system and power upgrade (if required). Since the budget was set, the power to the site has been upgraded therefore this will not be required as part of the new heating / cooling system works.

Recently the State Government as part of its '*Local Projects, Local Jobs*' program, has also allocated \$60,000 towards the refurbishment project, for the new heating / cooling system and additional storage, giving a new project budget of \$310,000.

Based on the original concept plans (which did not include the terraced seating or floodlighting upgrade) the initial cost estimate for the project was \$175,900 which is within the existing budget allocation. Based on the potential funds remaining for the project, revised cost estimates were sought for the terraced seating and floodlighting upgrade as requested by the clubs during stakeholder consultation.

The additional cost to include the terraced seating is \$80,660, bringing the total project estimate to \$256,560 (\$53,440 under the new \$310,000 budget). The additional cost to include the floodlighting upgrade is \$141,000 bringing the total project estimate to \$316,900 (\$6,900 over budget). The JKJFC is prepared to contribute \$25,000 to the project if the floodlight upgrade is included in the works, therefore taking the project to an estimated \$18,100 under budget.

It is recommended to include the floodlighting upgrade works to the project at an estimated total cost of \$316,900, with a \$25,000 contribution from the JKJFC towards the works.

It is therefore recommended that Council:

- 1 *NOTES that \$22,000 (municipal funds) is listed in 2017-18 for detailed design and \$228,000 (municipal funds) is listed in 2018-19 for construction within the City's Five Year Capital Works Program for the refurbishment of Windermere Park Clubroom;*
- 2 *NOTES that the State Government (through the 'Local Projects, Local Jobs' program) is contributing \$60,000 for the refurbishment of Windermere Park Clubroom;*
- 3 *APPROVES the proposed refurbishment works and floodlighting upgrade at the Windermere Park Clubroom as detailed in Option 3 of Report CJ141-08/17 to proceed to the detailed design and tender stage;*
- 4 *NOTES that Joondalup Kinross Junior Football Club agrees to contribute \$25,000 to the floodlighting upgrade works as part of the refurbishment of Windermere Park Clubroom.*

BACKGROUND

Suburb/Location	Windermere Park 100 Candlewood Boulevard, Joondalup WA 6027.
Applicant	City of Joondalup.
Owner	Crown Land – City of Joondalup Management Order.
Zoning	DPS Parks and Recreation.
	MRS Urban.
Site area	46,443m ² .
Structure plan	Not applicable.

Since 2007, the City has undertaken one or two community facility refurbishment projects each year. Refurbishment projects intend to improve the functionality and aesthetics of the facility and are not designed to undertake general maintenance. The scope of each project is generally confined to the following aspects:

- Painting.
- Replacing fixtures and fittings.
- Upgrading external environments – for example building pathways, landscaping around the building, signage.
- Kitchen facilities.
- Floor coverings.
- Toilets and changerooms (including refurbishment or new extensions).
- Storage facilities (extensions to the facility).
- Heating / cooling systems.
- Window treatments.

The Windermere Park Clubroom is located on Candlewood Boulevard, Joondalup (Attachment 1 refers). The facility was constructed in 1995 and consists of a meeting room, kitchen, storage areas, changerooms and toilets (Attachment 2 refers). The facility is leased to JKCC, who have approximately 430 members and JKJFC who have approximately 880 members.

The facility design and layout meets the needs of the clubs well, however the clubroom has no separate furniture store. The addition of a furniture store will enable the clubs to better manage game day and function needs. Also required to ensure the facility will continue to meet the needs of the clubs is the installation of a heating / cooling system, stove range hood, solar hot water system, modification of storage areas and refurbishment of the toilets.

At its meeting held on 21 April 2015 (CJ061-04/15 refers), as a result of adding the facilities at Percy Doyle Reserve into the facility refurbishment list of future works, priorities were reviewed. Council agreed to the \$250,000 recommended for Windermere Park Clubroom being rescheduled to 2018-19 to include a new heating / cooling system and a power upgrade.

The budget figures for the project were developed by a desktop review and were not based on any project scoping, concept plans or cost estimates and did not include an allowance for cost escalation.

At its meeting held on 18 October 2016 (CJ176-10/16 refers), Council requested a report detailing concept design options and estimated costings to undertake a refurbishment and potential expansion of the clubroom following engagement with key stakeholders of the facility.

Currently listed in 2018-19 in the City's *Capital Works Program* is \$250,000 for the Windermere Park Clubroom for a new heating / cooling system and power upgrade (if required). Since the budget was set, the power to the site has been upgraded therefore this will not be required as part of the new heating/cooling system works.

In addition to the City's capital contribution, the State Government has recently committed a further \$60,000 towards additional storage and new heating / cooling system for the facility. This funding is through the '*Local Projects, Local Jobs*' program. There is no direction if these funds need to be added to the City's contribution or can form part of the overall existing budget. It is recommended that the funds be added to the existing project budget taking the total to \$310,000.

DETAILS

Stakeholder consultation

As part of the needs analysis stage of the project, stakeholder consultation was undertaken with JKCC and JKJFC. The clubs requested that the City consider the addition of terraced seating at the front of the clubroom and a floodlighting upgrade if there were sufficient funds. JKJFC also indicated they are prepared to contribute \$25,000 to the project if the floodlighting upgrade is included in the works.

Concept plans and capital cost estimates

A scope of works was developed based on addressing the challenges identified during stakeholder consultation. Facility concept plans were developed based on the scope of works and cost estimates were obtained. Community facility refurbishment projects do not normally include works such as terraced seating or floodlighting upgrades therefore these items were not included in the original concept plans.

The proposed facility concept plans (Attachment 3 refers) includes the heating / cooling system, storage extension, toilet refurbishment, stove range hood, solar hot water system, changeroom, duct and utility works, modification of storage areas and rekeying.

During construction, the clubs will still be able to utilise part of the meeting room, kitchen and changerooms, however there will be times that these areas will be unavailable. Temporary storage containers have been included in the cost estimate to accommodate the clubs storage requirements during construction.

Based on the original concept plans the initial cost estimate for the project was \$175,900 which is within the existing budget allocation. Below is a summary of the cost estimate.

Item	Cost (\$)
Heating and cooling system	30,600
Storage extension works	49,400
Toilet refurbishment	23,200
Kitchen works (stove range hood)	5,100
Solar hot water system	18,500
Changeroom works	3,500
Duct works	1,900
Utility works	3,100
Storage works	9,100
Rekeying	7,800

Item	Cost (\$)
Temporary facilities	23,700
TOTAL	\$175,900

The cost estimate summary table includes preliminaries and small works margin (25%), professional fees in order to undertake detailed design (12%), design contingencies (5%), building contingencies (5%) and cost escalation to June 2018 (2.92%).

Based on the potential funds remaining for the project, revised cost estimates were sought for the terraced seating and floodlighting upgrade as requested by the clubs during stakeholder consultation. The proposed terraced seating includes four tiers of seating (Attachment 4 refers). Currently the floodlighting at Windermere Park is proposed to be upgraded in the next 10 years, however this project provides an opportunity to undertake these works sooner.

Details of the cost estimates including the terraced seating works are detailed in Attachment 5. The floodlighting upgrade estimate of \$141,000 includes, supply and installation of floodlights, fittings and poles, light pole footings including circuit cabling, access equipment, removal of redundant poles, testing and commissioning, as constructed drawings, maintenance handbooks and 10% contingency.

Below is a summary of the possible additional project works and impact on the budget.

Additional works	Cost (\$)	Total project	Additional funds required (based on (\$310,000 budget)	Additional funds required (based on \$310,000 budget and \$25,000 contribution from club for floodlighting)
Terraced seating	\$80,660	\$256,560	(-\$53,440)	(-\$53,440)
Upgrade to floodlighting	\$141,000	\$316,900	\$ 6,900	(-\$18,100)
Terraced seating and upgrade to floodlighting	\$221,660	\$397,560	\$87,560	\$62,560

All amounts quoted in this report are exclusive of GST.

Issues and options considered

Currently, there is \$250,000 listed in 2018-19 for construction in the City's *Five Year Capital Works Program* plus an additional \$60,000 provided by the State Government for the Windermere Park Clubroom refurbishment project bringing the total budget to \$310,000.

It is important to note that the budget amount within the City's *Five Year Capital Works Program* was indicative and the figure was not based on any project scoping, concept plans or cost estimates and did not include an allowance for cost escalation.

Due to the initial cost estimate of \$175,900 being under budget, cost estimates were sought for additional items requested by the clubs, therefore there are four options for the project:

- 1 Proceed with the original project scope only at a cost estimate of \$175,900 and declare any unspent project funds as a saving.
- 2 Include the terraced seating in the project at a cost estimate of \$256,560 and declare any unspent project funds as a saving.
- 3 Include the floodlighting upgrade in the project at a cost estimate of \$316,900. With a \$25,000 contribution from JKJFC, this option would be approximately \$18,000 under budget and any unspent funds could be declared as a saving.
- 4 Include both the terraced seating and the floodlighting upgrade in the project at a cost estimate of \$397,560. With a \$25,000 contribution from JKJFC, this option would require an additional \$62,560 be added to the project.

The recommendation is to proceed with Option 3 which is to include the floodlighting upgrade in the project at an estimated total of \$316,900. An upgrade to the floodlighting at Windermere Park will maximise participation and the use of the oval to meet the growing needs of the club.

Legislation / Strategic Community Plan / policy implications

Legislation Not applicable.

Strategic Community Plan

Key theme Community Wellbeing.

Objective Quality facilities.

Strategic initiative

- Support a long-term approach to significant facility upgrades and improvements.
- Understand the demographic context of local communities to support effective facility planning.

Policy *Requests for New or Capital Upgrades to Existing Community Buildings 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 projects.

Financial / budget implications

The following is currently listed within the City's 2018-19 *Capital Works Program* for the project. There is also a further \$60,000 for the project through a grant contribution by the State Government giving a total project budget of \$310,000.

Account no.	BCW2552.
Budget Item	Windermere Park Clubroom refurbishment.
Budget amount	\$250,000 (\$22,000 2017-18 and \$228,000 2018-19).
Amount spent to date	Nil.
Proposed cost	Nil.
Balance	\$250,000.

Future financial year impact

Annual operating cost The existing operating expenses of the Windermere Park Clubroom is \$21,903; this is based on 2015-16 actual costs. It is anticipated that only the extension of the facility and provision of a heating / cooling system would increase operating expenses to \$26,285 (an increase of \$4,382).

Estimated annual income The operating income for 2015-16 was \$4,528 relating to the utility reimbursements from the clubs. In accordance with the lease that the City has with the clubs and standard arrangements within the *Property Management Framework*, it is assumed that the additional operating expenses of \$4,382 will be recovered from the clubs.

Capital Replacement It is assumed that the heating / cooling system would need to be replaced after 15 years, at a cost (excluding escalation) of \$20,000.

20 Year Strategic Financial Plan impact The adopted *20 Year Strategic Financial Plan* already has \$250,000 refurbishment costs included together with the costs of funding (municipal funds) and the existing operating expenses and operating income. The *20 Year Strategic Financial Plan* does not have the capital replacement costs included, and it is therefore proposed to include the \$20,000 cost at the next update of the *Strategic Financial Plan*. The *20 Year Strategic Financial Plan* does not have the increased expenses or income included, although these are cost-neutral, these can also be added at the next update of the *Strategic Financial Plan*.

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.

Social

The project has included consultation with the existing user groups to ensure that feedback received represents their needs. Furthermore, refurbishment works consider access and inclusion principles with the aim to enhance the amenity of the public space.

Economic

Not applicable.

Consultation

Consultation was undertaken with the JKCC and JKJFC during the site and needs analysis and concept design stages. Information on the consultation has been highlighted in the details and issues / options section of this Report.

COMMENT

Currently listed in 2018-19 in the City's *Capital Works Program* is \$250,000 for the Windermere Park Clubroom for a new heating / cooling system and power upgrade (if required). Since the budget was set, the power to the site has been upgraded therefore this will not be required as part of the new heating / cooling system works. The State Government has also allocated an amount of \$60,000 for the project.

Based on the original concept plans (which did not include the terraced seating or floodlighting upgrade), the initial cost estimate for the project was \$175,900 which is within the existing budget allocation. Based on the potential funds remaining for the project, revised cost estimates were sought for the terraced seating and floodlighting upgrade as requested by the clubs during stakeholder consultation. JKJFC also agreed to contribute \$25,000 to the project, if an upgrade to the floodlighting is included in the works.

The recommendation is to proceed with Option 3 which is to include the floodlighting upgrade in the project at an estimated total of \$316,900. An upgrade to the floodlighting at Windermere Park will maximise participation and the use of the oval to meet the growing needs of the club.

VOTING REQUIREMENTS

Simple Majority.

COMMITTEE RECOMMENDATION

The committee recommendation to Council for this report (as detailed below) was resolved by the Finance Committee at its meeting held on 7 August 2017.

The committee recommendation is the same as recommended by City officers.

RECOMMENDATION**That Council:**

- 1** NOTES that \$22,000 (municipal funds) is listed in 2017-18 for detailed design and \$228,000 (municipal funds) is listed in 2018-19 for construction within the City's *Five Year Capital Works Program* for the refurbishment of Windermere Park Clubroom;
- 2** NOTES that the State Government (through the '*Local Projects, Local Jobs*' program) is contributing \$60,000 for the refurbishment of Windermere Park Clubroom;
- 3** APPROVES the proposed refurbishment works and floodlighting upgrade at the Windermere Park Clubroom as detailed in Option 3 of Report CJ141-08/17 to proceed to the detailed design and tender stage;
- 4** NOTES that Joondalup Kinross Junior Football Club agrees to contribute \$25,000 to the floodlighting upgrade works as part of the refurbishment of Windermere Park Clubroom.

Appendix 15 refers

To access this attachment on electronic document, click here: [Attach15agn170815.pdf](#)

CJ142-08/17 2018-2019 COMMUNITY FACILITY REFURBISHMENT PROJECTS

WARD	South
RESPONSIBLE DIRECTOR	Mr Mike Tidy Corporate Services
FILE NUMBER	03078, 04185, 101515
ATTACHMENTS	Attachment 1 Aerial map of Sorrento Bowling Clubrooms Attachment 2 Sorrento Bowling Clubrooms floorplan (existing) Attachment 3 Sorrento Bowling Clubrooms concept plan Attachment 4 Sorrento Bowling Clubrooms cost estimate Attachment 5 Aerial map of Duncraig Leisure Centre Attachment 6 Duncraig Leisure Centre floorplan (existing) Attachment 7 Duncraig Leisure Centre concept plan Attachment 8 Duncraig Leisure Centre cost estimate
AUTHORITY / DISCRETION	Executive – The substantial direction setting and oversight role of Council, such as adopting plans, reports, accepting tenders, directing operations, setting and amending budgets.

PURPOSE

For Council to consider the concept plans, estimated capital costs and recommendations for the 2018-19 community facility refurbishment projects (Sorrento Bowling Clubrooms and Duncraig Leisure Centre).

EXECUTIVE SUMMARY

Each year the City plans to undertake one or two refurbishments of community and sporting facilities.

The Sorrento Bowling Clubrooms (SBC) is located on Warwick Road, Duncraig. The facility was constructed in 1976 and consists of a hall, two offices, kitchen, bar, toilets, change rooms and storerooms. In 2009-10 the roof was replaced and the kitchen had some equipment replaced. In 2010-11 the heating / cooling system was upgraded and in 2013 the toilets were refurbished and the club funded a patio area. In 2015 the club funded a minor kitchen refurbishment.

The facility and adjacent four bowling greens and croquet court are leased to the SBC.

The Duncraig Leisure Centre (DLC) is located on Warwick Road, Duncraig. The facility was constructed in 1976 and consists of a sports hall, two meeting rooms, crèche, office, gym, dance studio, workshop (pottery room), kiosk, toilets, playgroup room and storerooms. In 2011-12 the toilets, sports hall and gym were refurbished.

The leisure centre conducts 16 fitness and leisure sessions a week and hires rooms to commercial organisations, community clubs and groups on a regular basis. Hirers include four commercial organisations, out of school care provider, playgroup, sporting clubs (eight badminton, three basketball and two calisthenics) and two community groups (sewing and art activities). In 2016-17 60,440 visitors attended the DLC.

At its meeting held on 21 April 2015 (CJ061-04/15 refers), Council agreed to list the refurbishment of SBC at a cost estimate of \$184,000 and the refurbishment of the DLC at a cost estimate of \$822,000 in 2018-19.

At its meeting held on 27 June 2017 (CJ084-06/17 refers), Council agreed to increase the budget for SBC to \$195,100 and DLC to \$853,000 to allow for power upgrades as part of the refurbishment projects.

As part of the needs analysis stage of the project, stakeholder consultation was undertaken with SBC. Considering the feedback and priorities identified, a scope of works was developed in order to complete concept plans and a cost estimate for each project.

Currently, there is \$195,100 listed for the SBC extension project. There is an additional \$10,000 listed to install a grease trap during the extension project. Based on the agreed concept plan, the cost estimate for the project is \$306,000. The cost estimate exceeds the current amount listed by \$100,900. The additional costs are in part due to additional requests made by the club that were not in the original project scope such as verandah extension (\$42,300) and security system upgrade (\$17,100). It is recommended to include all the works as part of the tender for the project, given the current building industry climate. If the construction tender price is over budget, the verandah extension could be removed from the project.

Currently, there is \$853,000 listed for the DLC refurbishment project. Based on the concept plan, the cost estimate for the project is \$232,200 which is within the existing budget allocation.

It is therefore recommended that Council:

- 1 *NOTES that \$23,400 (reserve funds) is listed in 2017-18 for detailed design and \$171,700 (reserve funds) and \$10,000 (municipal funds) is listed in 2018-19 for construction within the City's Five Year Capital Works Program for the refurbishment of Sorrento Bowling Clubrooms;*
- 2 *NOTES that \$102,400 (reserve funds) is listed in 2017-18 for detailed design and \$750,600 (reserve funds) is listed in 2018-19 for construction within the City's Five Year Capital Works Program for the refurbishment of Duncraig Leisure Centre;*
- 3 *APPROVES the proposed refurbishment works at the Sorrento Bowling Clubrooms as detailed in Report CJ142-08/17 to proceed to the detailed design and tender stage;*
- 4 *APPROVES the proposed refurbishment works at the Duncraig Leisure Centre as detailed in Report CJ142-08/17 to proceed to the detailed design and tender stage;*

- 5 *NOTES a budget saving of \$553,000 (reserve funds) and LISTS FOR CONSIDERATION a revised budget of \$300,000 (reserve funds) in 2018-19 for construction within the City's Five Year Capital Works Program for the refurbishment of Duncraig Leisure Centre.*

BACKGROUND

Suburb/Location	Percy Doyle Reserve 46 Warwick Road Duncraig WA 6023.
Applicant	City of Joondalup.
Owner	Crown Land – City of Joondalup Management Order.
Zoning	DPS MRS Parks and Recreation. Urban.
Site area	190,209m ² .
Structure plan	Not applicable.

Suburb/Location	Duncraig Leisure Centre 2/40 Warwick Road Duncraig WA 6023.
Applicant	City of Joondalup.
Owner	Crown Land – City of Joondalup Management Order.
Zoning	DPS MRS Parks and Recreation. Urban.
Site area	3,070.98m ² .
Structure plan	Not applicable.

Since 2007, the City has undertaken one or two community facility refurbishment projects each year. Refurbishment projects intend to improve the functionality and aesthetics of the facility and are not designed to undertake general maintenance. The scope of each project is generally confined to the following aspects:

- Painting.
- Replacing fixtures and fittings.
- Upgrading external environments – for example building pathways, landscaping around the building, signage.
- Kitchen facilities.
- Floor coverings.
- Toilets and change rooms (including refurbishment or new extensions).
- Storage facilities (extensions to the facility).
- Heating / cooling systems.
- Window treatments.

Due to the delay of the *Percy Doyle Reserve Masterplan* project it was determined to undertake a refurbishment at SBC and DLC to extend the life of the facilities. The budget figures for the project were developed by a desktop review and were not based on any project scoping, concept plans or cost estimates and did not include an allowance for cost escalation.

Sorrento Bowling Clubrooms

The SBC is located within the Percy Doyle Reserve on 46 Warwick Road, Duncraig (Attachment 1 refers). The facility was constructed in 1976 and consists of a hall, two offices, kitchen, bar, toilets, change rooms and storerooms (Attachment 2 refers). In 2009-10 the roof was replaced and the kitchen had some equipment replaced. In 2010-11 the heating / cooling system was upgraded and in 2013 the toilets were refurbished and the club funded a new patio area. In 2015 the club funded a minor kitchen refurbishment.

The facility and adjacent four bowling greens and croquet court are leased to the SBC who has approximately 550 members.

The facility design and layout meets the needs of the user groups well, however the clubroom has no separate meeting space and the club requested a larger office space. Major structural changes or modifications to a facility that include major extensions and / or reconfigurations of areas are normally classified as a redevelopment project. However, due to the delay in the *Percy Doyle Reserve Masterplan* project, the SBC project is proposed to include a building extension to include an office and meeting room. Due to the age of existing electrical infrastructure, a power upgrade will be required for the proposed refurbishment works.

At its meeting held on 21 April 2015 (CJ061-04/15 refers), Council agreed to list the extension of SBC at a cost estimate of \$184,000 in 2018-19 (amount did not include an allowance for cost escalation).

At its meeting held on 27 June 2017 (CJ084-0617 refers), Council agreed to increase the budget for SBC to \$195,100 to allow for a power upgrade as part of the refurbishment project.

Duncraig Leisure Centre

The DLC is located on Warwick Road, Duncraig (Attachment 5 refers). The facility was constructed in 1976 and consists of a sports hall, two meeting rooms, crèche, office, gym, dance studio, workshop (pottery room), kiosk, toilets, playgroup room and storerooms (Attachment 6 refers). In 2011-12 the toilets, sports hall and gym were refurbished.

The leisure centre conducts 16 fitness and leisure sessions a week and hires rooms to commercial organisations, community clubs and groups on a regular basis. Hirers include four commercial organisations, out of school care provider, playgroup, sporting clubs (eight badminton, three basketball and two calisthenics) and two community groups (sewing and art activities). In 2016-17 60,440 visitors attended the DLC.

The facility design and layout meets the needs of the user groups well, however critical works are required to ensure the centre will continue to meet the needs of user groups and centre members. These works include roof repairs, toilet and change room refurbishment, replacement of existing heating / cooling systems, installation of fans in the sports hall and external main entrance works. Due to the age of existing electrical infrastructure, a power upgrade will be required for the proposed refurbishment works.

At its meeting held on 21 April 2015 (CJ061-04/15 refers), Council agreed to list the refurbishment of the DLC at a cost estimate of \$822,000 in 2018-19 (amount did not include an allowance for cost escalation).

At its meeting held on 27 June 2017 (CJ084-0617 refers), Council agreed to increase the budget for DLC to \$853,000 to allow for a power upgrade as part of the refurbishment project.

DETAILS

Stakeholder consultation

As part of the needs analysis stage of the project, stakeholder consultation was undertaken with the SBC. The club signed the draft concept plan agreeing with all the proposed works to be considered as part of the project.

The following additional items were identified during consultation with SBC.

- Security system upgrade.
- Verandah extension.
- Re-keying of the facility.

Concept plans and capital cost estimates

Sorrento Bowling Clubrooms

A scope of works was developed based on addressing the challenges identified for the facility and stakeholder consultation with the SBC. A concept plan was developed based on the scope of works and a cost estimate was obtained from an external quantity surveyor.

The proposed facility concept plan (Attachment 3 refers) includes the office and meeting room extension, the removal of the internal office space in the lounge and sports area and a verandah extension to cover the main entrance.

During construction of the extension, the club will still be able to utilise the majority of the clubroom, however there will be times that the change rooms will be unavailable. A temporary storage container has been included in the cost estimate to accommodate the club's storage requirements during construction.

The following is a summary of the items and cost estimates (Attachment 4 refers):

Item	Cost (\$)
New office and meeting room	185,200
Lounge and sports area works (removing of existing office space)	29,300
Rekeying of facility	1,100
Security upgrade	17,100
Verandah extension	42,300
External works	7,100
Temporary facilities (required during construction)	2,900
Power upgrade	11,000
Grease trap	10,000
TOTAL	306,000

The cost estimate summary table includes preliminaries and small works margin (15%), professional fees in order to undertake detailed design (12%), design contingencies (5%), building contingencies (5%) and cost escalation to June 2018 (3.05%).

All amounts quoted in this report are exclusive of GST.

Duncraig Leisure Centre

The proposed facility concept plan (Attachment 7 refers) includes the refurbishment of the existing toilets and change rooms, upgrade of heating / cooling systems (sports court, gym, office reception and dance studio) roof repairs, installation of ramp to the main entry and power upgrade.

Due to the amount of work proposed at the DLC, operations will be disrupted during the refurbishment works. Temporary facilities (toilets and change rooms) have been included in the cost estimate to accommodate user groups and centre patrons during the works.

The following is a summary of the items and cost estimates (Attachment 8 refers):

Item	Cost (\$)
Toilets / change rooms refurbishment	12,500
Office / foyer – replacement heating / cooling	11,800
Gym – replacement heating/cooling	7,600
Dance – replacement heating/cooling	7,600
Sports hall – installation of fans	61,150
Roof repairs	60,450
External main entrance ramp	35,100
Temporary facilities	5,000
Power upgrade	31,000
TOTAL	232,200

The cost estimate summary table includes preliminaries and small works margin (20%), professional fees in order to undertake detailed design (12%), design contingencies (5%), building contingencies (5%) and cost escalation to June 2018 (2.94%).

All amounts quoted in this report are exclusive of GST.

Issues and options consideredSorrento Bowling Clubrooms

Based on the agreed concept plan, the estimated capital cost is \$306,000. The cost estimate exceeds the current amount listed by \$100,900. The additional costs are in part due to additional requests made by the club that were not in the original project scope such as verandah extension (\$42,300) and security system upgrade (\$17,100), therefore there are three options for the project as follows:

- 1 Leave budget at \$205,100 and tender for all items with the option to remove the verandah (\$42,300) if necessary.
- 2 Add \$100,900 additional funds to the project so that all works can be undertaken.
- 3 Remove the verandah works from the project now and add \$58,600 additional funds to the project to undertake the remainder of the works.

Legislation Not applicable.

Strategic Community Plan

Key theme Community Wellbeing.

Objective Quality facilities.

Strategic initiative

- Support a long-term approach to significant facility upgrades and improvements.
- Understand the demographic context of local communities to support effective facility planning.
- Employ facility design principles that will provide for longevity, diversity, inclusiveness and where appropriate support the decentralising of City Services.

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

It is recommended to include all the works as part of the tender for the project, given the current building industry climate (Option 1). If the construction tender price is over budget, the verandah extension could be removed from the project.

Duncraig Leisure Centre

Based on the concept plan, the estimated capital cost is \$232,200, which is within the current budget allocation. It is recommended to progress to tender and if the construction tender price remains under budget, these funds be declared as a project saving.

Legislation / Strategic Community Plan / policy implications

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 projects.

Financial / budget implications

Sorrento Bowling Clubrooms

At its meeting held on 27 June 2017 (CJ084-0617 refers), Council agreed to increase the budget for SBC to \$195,100 to allow for a power upgrade.

The following is listed within the City's 2017-18 and 2018-19 *Capital Works Program* for SBC.

Account no.	MPP2065.
Budget Item	Percy Doyle – Sorrento Bowling Clubroom extension.
Budget amount	\$195,100 (\$23,400 2017-18 and \$171,700 2018-19).
Amount spent to date	Nil.
Proposed cost	Nil.

Balance	\$195,100.
Account no.	BCW2560.
Budget Item	Percy Doyle – Sorrento Bowling Clubroom (grease trap).
Budget amount	\$10,000 (2018-19).
Amount spent to date	Nil.
Proposed cost	Nil.
Balance	\$10,000.

The estimated capital cost as provided by the external quantity surveyor for the project is \$306,000 (\$100,900 over budget).

Future financial year impact

Annual operating cost The proposed works at SBC include an extension of 96m², which will result in additional utility costs for some of the extension. The club currently pays for the utility costs and therefore there is no net impact to the City for increased utility costs.

The City's average operating expenses for 2011-12 to 2015-16 for the building was \$20,847 per year. This equates to an average of \$33m². Most of the \$20,847 costs relate to reactive maintenance (electrical, plumbing, air conditioning) therefore it is reasonable to assume that the cost of \$33m² would not apply to the proposed extension. A cost of \$16m² is more reasonable, which may result in additional costs of \$1,536 per year.

The security upgrades would result in additional scheduled maintenance costs of at least \$500 per year, so the total increase in operating expenses is estimated at \$2,000 per year.

Estimated annual income The capital costs will increase the replacement cost of the building and should therefore result in a revised lease to the club, equivalent to 0.1% of the works. This should result in increased income from the club of \$194 per year.

Capital replacement Not applicable.

20 Year Strategic Financial Plan impact

The adopted *Five Year Capital Works Program (2017-18 to 2021-22)* includes \$205,100 spread between 2017-18 and 2018-19 and funded from the Strategic Asset Management Reserve. If the costs are higher than the budget there is unlikely to be funds available within the timescales required. Any additional funds would therefore have to be met from municipal funds.

The anticipated increase in operating costs are estimated at \$1,806 per year (\$2,000 additional expenses less \$194 additional income). The additional costs would result in a total impact over the 20 years of approximately \$100,000.

All amounts quoted in this report are exclusive of GST.

Duncraig Leisure Centre

At its meeting held on 27 June 2017 (CJ084-0617 refers), Council agreed to increase the budget for DLC to \$853,000 to allow for a power upgrade.

The following is listed within the City's 2017-18 and 2018-19 *Capital Works Program* for DLC.

Account no.	MPP2066.
Budget Item	Percy Doyle – Duncraig Leisure Centre refurbishment.
Budget amount	\$853,000 (\$102,400 2017-18 and \$750,000 2018-19).
Amount spent to date	Nil.
Proposed cost	Nil.
Balance	\$853,000.

The estimated capital cost as provided by the external quantity surveyor for the project is \$232,200 (\$620,800 under budget). The original project budget was developed through a high-level desktop review in 2014 and was not based on any project scoping or concept plans. As part of developing the scope of works for the project, a further assessment was made on what works were considered critical to ensure the centre would continue to meet the needs of user groups and centre members. Based on this assessment, some works that were originally considered have been removed from the project - for example gym and activity room extension and roof replacement (roof repairs have been determined to be all that is required in the short-medium term).

Future financial year impact

Annual operating cost The operating costs for the DLC (excluding leisure operations) is approximately \$40,000 per year (average of 2012-13 to 2015-16). 2016-17 is forecast to be \$48,662.

The proposed works have the potential to impact operating costs as follows:

- Sports hall fans: Additional utility costs of 16 to 20 cents per hour per fan which may be required for five hours per day during the summer months. A total estimated impact of \$420 per year.
- Replacement heating / cooling systems: Potential reduction in utility costs by having a more efficient system.
- Roof repairs: There has been over \$5,000 spent on roof patch up works in the past four years. Once the proposed roof repairs are undertaken, the ongoing maintenance costs should reduce.

In summary, there is no increase for operating costs projected. There will be increased costs as a result of the fans but these may be offset with reduced expenditure associated with other works.

Estimated annual income There is not expected to be any impacts on operating income as a result of the works.

Capital replacement The fans are short-life assets and are likely to require replacement within 20 years at a cost of approximately \$40,000.

20 Year Strategic Financial Plan impact If the project proceeds at a cost of \$232,200, together with replacement fans of \$40,000, the 20-year impact of these costs are \$600,000.

The adopted *Five Year Capital Works Program* includes \$853,000 as an estimated capital cost for the works at DLC, to be funded by the Strategic Asset Management Reserve. The costs are spread between 2017-18 and 2018-19. If the project proceeds at a cost of \$232,200 this would provide a saving of \$620,800 which would free up the Strategic Asset Management Reserve to be used in other capital projects and would ultimately reduce the need for borrowings for other projects.

The overall impact over a 20 year period of the reduced capital costs and the replacement of the fans is estimated at a saving of \$1.3 million compared to the values currently held in the adopted *20 Year Strategic Financial Plan*.

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.

Social

The SBC refurbishment project included consultation with the existing user group to ensure that feedback received represents their needs. Furthermore, refurbishment works consider access and inclusion principles with the aim to enhance the amenity of the public space.

Economic

Not applicable.

Consultation

Consultation was undertaken with the SBC during the site and needs analysis and concept design stages. Information on the consultation has been highlighted in the details and issues / options section of Report CJ142-08/17.

COMMENT

Currently, there is \$205,100 listed in the City's *Five Year Capital Works Program* for the SBC extension project. Based on the agreed concept plan, the cost estimate for the project is \$306,000. The cost estimate exceeds the current amount listed by \$100,900. The additional costs are in part due to additional requests made by the club that were not in the original project scope for example verandah extension (\$42,300) and security system upgrade (\$17,100). It is recommended to include all the works as part of the tender for the project, given the current building industry climate. If the construction tender price is over budget, the verandah extension could be removed from the project.

Currently, there is \$853,000 listed in the City's *Five Year Capital Works Program* for the DLC refurbishment project. Based on the concept plan the cost estimate is \$232,200 which is within the existing budget allocation.

The cost estimates for both projects are based on high level concept plans and tender prices may differ following the detailed design stage.

In order to complete construction on these projects in 2018-19, detailed design will need to occur in 2017-18. Currently, there is \$23,400 for the SBC refurbishment project and \$102,400 for the DLC refurbishment project listed in 2017-18 for detailed design in the City's *Five Year Capital Works Program*.

VOTING REQUIREMENTS

Simple Majority.

COMMITTEE RECOMMENDATION

The committee recommendation to Council for this report (as detailed below) was resolved by the Finance Committee at its meeting held on 7 August 2017.

The committee recommendation is the same as recommended by City officers.

RECOMMENDATION**That Council:**

- 1 **NOTES** that \$23,400 (reserve funds) is listed in 2017-18 for detailed design and \$171,700 (reserve funds) and \$10,000 (municipal funds) is listed in 2018-19 for construction within the City's *Five Year Capital Works Program* for the refurbishment of Sorrento Bowling Clubrooms;
- 2 **NOTES** that \$102,400 (reserve funds) is listed in 2017-18 for detailed design and \$750,600 (reserve funds) is listed in 2018-19 for construction within the City's *Five Year Capital Works Program* for the refurbishment of Duncraig Leisure Centre;
- 3 **APPROVES** the proposed refurbishment works at the Sorrento Bowling Clubrooms as detailed in Report CJ142-08/17 to proceed to the detailed design and tender stage;
- 4 **APPROVES** the proposed refurbishment works at the Duncraig Leisure Centre as detailed in this Report to proceed to the detailed design and tender stage;
- 5 **NOTES** a budget saving of \$553,000 (reserve funds) and **LISTS FOR CONSIDERATION** a revised budget of \$300,000 (reserve funds) in 2018-19 for construction within the City's *Five Year Capital Works Program* for the refurbishment of Duncraig Leisure Centre.

Appendix 16 refers

To access this attachment on electronic document, click here: [Attach16agn170815.pdf](#)

URGENT BUSINESS

MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

NOTICE OF MOTION NO. 1 – CR JOHN LOGAN – YOUTH DRIVER EDUCATION PROGRAM – [06177]

In accordance with Clause 4.6 of the *City of Joondalup Meeting Procedures Local Law 2013*, Cr Logan has given notice of his intention to move the following Motion at the Council meeting to be held on 15 August 2017:

That the Chief Executive Officer investigates the options to provide a pathway for financially and socially challenged learner drivers to be mentored by experienced, matured-aged volunteers in driving safely and responsibly.

REASON FOR MOTION

A significant number of young people are having difficulty completing the 50 hours of driving experience under the mentorship of a qualified driver as is required to get a WA driver's licence. These teenagers are either unable to, or find it difficult to, access qualified family and / or friends as driver mentors to complete the 50 hours.

There are many and varied reasons behind the problem, ranging from time constraints on adult family members to the lack of a functional family support base. Access to a suitable vehicle to drive for the 50 hours is a major hurdle for teenagers in single-vehicle family and the like situations.

Financial pressures on young people and families means it is not affordable for many learner drivers to access paid drivers, especially for the 50 hours to sit in a passenger's seat. The State's unemployment rate has been approximately 6% or higher, including a disproportionate rate of 14% of 15-24 year olds in the metropolitan area's northern corridor, for an extended period of time.

Various initiatives are being explored by government and other sectors within the community to respond to the problem facing young learner drivers. These initiatives include the Regional Youth Driver Education program under which young people are connected with volunteer mentors and an automatic vehicle to enhance their opportunity to gain a driver's licence. These volunteer drivers are mature-aged people who are competent and keen to make a positive difference to young lives.

Passing on safe driving practices is paramount in a backdrop of a disproportionately high rate of youth and young adult road fatalities. Last year, 29% of the State's 194 road deaths were people between 20 and 29 years old. Nationally, 17 to 25 year olds account for a quarter of road deaths.

OFFICER'S RECOMMENDATION

A report can be prepared.

NOTICE OF MOTION NO. 2 – MAYOR TROY PICKARD – SUBMISSION UNDER THE CITY DEALS PROGRAM – [106852]

In accordance with Clause 4.6 of the *City of Joondalup Meeting Procedures Local Law 2013*, Mayor Pickard has given notice of his intention to move the following Motion at the Council meeting to be held on 15 August 2017:

That the Chief Executive Officer be AUTHORISED to lodge a submission under the City Deals program of the Smart Cities Plan to seek funding for Integrated development proposals that align with the Joondalup Activity Centre Plan and projects within the Strategic Community Plan and 20 Year Financial Plan.

REASON FOR MOTION

The City of Joondalup is currently recognised by the State Government as a strategic metropolitan centre.

The City's *Strategic Community Plan, Joondalup 2022* includes an objective for the Joondalup City Centre to be the first strategic metropolitan centre in Western Australia to achieve Primary Centre status. Alternatively, the City would like to be recognised as a specialised centre.

To achieve this objective, it is considered appropriate to seek the support of the Federal Government and State Government to pursue these aspirations.

City Deals between the Australian Government, a state or territory government and local governments will make Cities better places to live in and do business. Through City Deals, governments, industry and communities will develop collective plans for growth and commit to the actions, investments, reforms and governance needed to implement them.

Through making the most of new and existing investments of governments, City Deals will set out the specific investments and reforms needed to unlock business and industry development and ensure community wellbeing. In addition to being more strategic, City Deals will drive reform through incentivising actions and accountabilities at the state and local level.

By bringing together all levels of government, the private sector and the community, City Deals will provide a coordinated investment plan for Cities. A partnership approach, across all levels of government, private sector and the community, will provide opportunities to capitalise on the opportunities in each City.

Cities, or parts of Cities, will be selected through consultation with state and territory governments, prioritising areas where the opportunities are greatest. The focus is not just on capital Cities and major urban areas – Australia's regional centres are vital to the performance of the wider Australian economy. Improving their productivity and liveability will be addressed in City Deals.

Commencing this year, the first competitive round of City Deals in Australia is offering new opportunities for the economic development of regional Cities and outer metropolitan areas. Agreements have been signed for Townsville in Queensland and Launceston in Tasmania. Another is being finalised for Western Sydney.

OFFICER'S RECOMMENDATION

The motion can be supported.

NOTICE OF MOTION NO. 3 — MAYOR TROY PICKARD – ESTABLISHMENT OF AN EDGEWATER COMMUNITY REFERENCE GROUP – [37544]

In accordance with Clause 4.6 of the *City of Joondalup Meeting Procedures Local Law 2013*, Mayor Troy Pickard has given notice of his intention to move the following Motion at the Council meeting to be held on 15 August 2017:

That Council REQUESTS the Chief Executive Officer to prepare a report on the establishment of an Edgewater Quarry Community Reference Group with a view to:

- 1 examining the future options of the Edgewater Quarry site;***
- 2 identifying and discussing the issues and concerns of the community and stakeholders around the options of the Edgewater Quarry site;***
- 3 representing the interests of the wider community;***
- 4 acting as a conduit to disseminate information and feedback to and from the wider community;***
- 5 liaising with extended networks and community groups to facilitate information sharing concerning the Edgewater Quarry;***
- 6 appointing His Worship the Mayor, both North Central Ward Councillors and a maximum of 20 other members of the community that would be sought through expressions of interest.***

REASON FOR MOTION

The establishment of an Edgewater Quarry Community Reference Group could produce the same valuable contribution as did the Ocean Reef Marina Community Reference Group which was formed to assist the City to develop a concept design and structure plan for the Ocean Reef Marina. Other benefits of a Community Reference Group are that it ensures that the issues and concerns of the community are adequately represented and it acts as a conduit to disseminate information and feedback.

OFFICER'S RECOMMENDATION

A report can be prepared.

ANNOUNCEMENTS OF NOTICES OF MOTION FOR THE NEXT MEETING

CLOSURE



**DECLARATION OF
FINANCIAL INTEREST/PROXIMITY INTEREST/INTEREST THAT
MAY AFFECT IMPARTIALITY**

**To: CHIEF EXECUTIVE OFFICER
CITY OF JOONDALUP**

Name/ Position	
Meeting Date	
Item No/ Subject	
Nature of Interest	Financial Interest * Proximity Interest* Interest that may affect impartiality* <i>* Delete where not applicable</i>
Extent of Interest	
Signature	
Date	

Section 5.65(1) of the *Local Government Act 1995* states that:

“A member who has an interest in any matter to be discussed at a Council or Committee meeting that will be attended by that member must disclose the nature of the interest:

- (a) in a written notice given to the CEO before the meeting; or*
- (b) at the meeting immediately before the matter is discussed.*



**QUESTION TO BE ASKED AT
BRIEFING SESSION/COUNCIL MEETING**

TITLE <i>(Mr/Mrs/Ms/Dr)</i>	FIRST NAME	SURNAME	ADDRESS

QUESTIONS

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Please submit this form at the meeting or:

- **post** to The Chief Executive Officer, City of Joondalup, P O Box 21, Joondalup WA 6919
- **email** to council.questions@joondalup.wa.gov.au

Please note that:

- Questions asked at a **Briefing Session** must relate to matters contained on the draft agenda.
- Questions asked at a **Council meeting** can relate to matters that affect the operations of the City of Joondalup.
- Questions asked at a **Special Meeting of the Council** must relate to the purpose for which the meeting has been called



**STATEMENT TO BE MADE AT
BRIEFING SESSION/COUNCIL MEETING**

TITLE <i>(Mr/Mrs/Ms/Dr)</i>	FIRST NAME	SURNAME	ADDRESS

STATEMENT

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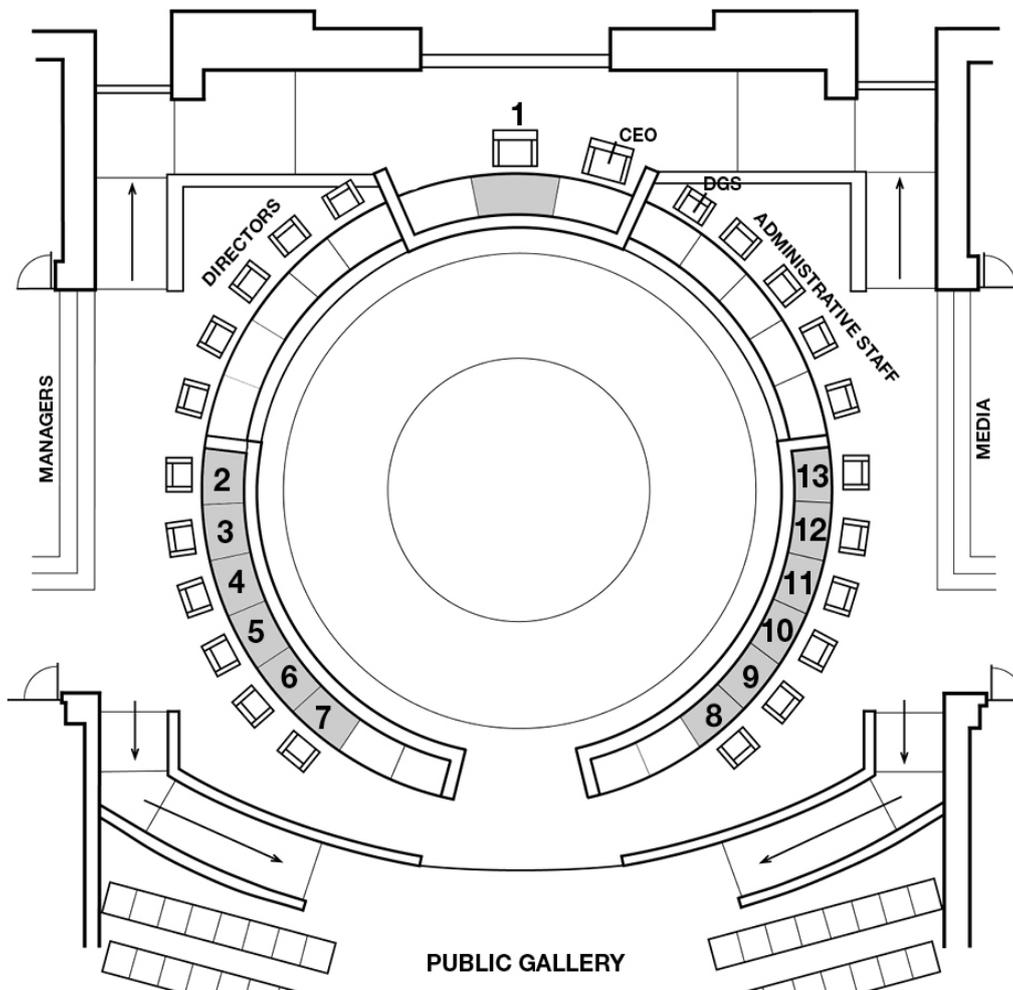
Please submit this form at the meeting or:

- **post** to The Chief Executive Officer, City of Joondalup, P O Box 21, Joondalup WA 6919
- **email** to council.questions@joondalup.wa.gov.au

Please note that:

- Statements made at a **Briefing Session** must relate to matters contained on the draft agenda.
- Statements made at a **Council meeting** can relate to matters that affect the operations of the City of Joondalup.
- Statements made at a **Special Meeting of the Council** must relate to the purpose for which the meeting has been called

Council Chambers – Seating Diagram



Mayor

1 His Worship the Mayor, Troy Pickard (Term expires 10/17)

North Ward

- 2 Cr Kerry Hollywood (Term expires 10/17)
- 3 Cr Tom McLean, JP (Term expires 10/19)

North-Central Ward

- 4 Cr Philippa Taylor (Term expires 10/17)
- 5 Cr Nige Jones (Term expires 10/19)

Central Ward

- 6 Cr Liam Gobbert (Term expires 10/17)
- 7 Cr Russell Poliwka (Term expires 10/19)

South-West Ward

- 8 Cr Christine Hamilton-Prime (Term expires 10/17)
- 9 Cr Mike Norman (Term expires 10/19)

South-East Ward

- 10 Cr John Chester (Term expires 10/17)
- 11 Cr John Logan (Term expires 10/19)

South Ward

- 12 Cr Russ Fishwick, JP (Term expires 10/17)
- 13 Cr Sophie Dwyer (Term expires 10/19)