

MINUTES

Property Committee Meeting

19 August 2019

Committee Members

Here within are the Minutes of the Property Committee Meeting held Monday 19 August 2019 in the City of South Perth Council Chamber, Cnr Sandgate Street and South Terrace, South Perth.

As this Committee does not hold Delegated Powers or Duties in accordance with Section 5.23 of the Local Government Act 1995 the meeting was not open to the public.



GEOFF GLASS
CHIEF EXECUTIVE OFFICER

23 August 2019

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Property Committee Meeting - Minutes

1. DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS

The Chair declared the meeting open at 5.29pm and welcomed everyone in attendance.

2. ATTENDANCE

Elected Members

Mayor

Moresby Ward

Moresby Ward

Mill Point Ward

Manning Ward

Sue Doherty

Councillor Travis Burrows (Chair)

Councillor Greg Milner (Deputy Chair)

Councillor Ken Manolas

Councillor Colin Cala

External Members

Mr Lewis Brock

Officers

Chief Executive Officer

Director Corporate Services

Director Development and Community Services

Director Infrastructure Services

Manager Governance

Senior Governance Officer

Governance Officer

Mr Geoff Glass

Mr Colin Cameron

Ms Vicki Lummer

Mr Mark Taylor

Ms Bernadine Tucker

Ms Christine Lovett

Ms Mieke Wevers

2.1 APOLOGIES

Councillor Blake D'Souza

2.2 APPROVED LEAVE OF ABSENCE

Nil

3. DECLARATIONS OF INTEREST

Nil.

4. CONFIRMATION OF MINUTES

4.1 PROPERTY COMMITTEE MEETING HELD: 18 February 2019

Officer Recommendation AND COMMITTEE RECOMMENDATION

Moved: Mayor Sue Doherty

Seconded: Councillor Ken Manolas

That the Minutes of the Property Committee Meeting held 18 February 2019 be taken as read and confirmed as a true and correct record.

CARRIED (6/0)

5. PRESENTATIONS

Nil.

6. BUSINESS ARISING FROM PREVIOUS MEETING

Nil.

7. REPORTS

7.1 MILLERS POOL CAFE

*This item is considered **confidential** in accordance with section 5.23(2)(e)(iii) of the Local Government Act 1995 as it contains information relating to "a matter that if disclosed, would reveal information about the business, professional, commercial or financial affairs of a person, where the information is held by, or is about, a person other than the local government"*

Location:	Reserve 33804, Millers Pool
Ward:	Mill Point Ward
Applicant:	Not Applicable
File Ref:	D-19-49570
Meeting Date:	19 August 2019
Author(s):	Bernadine Tucker, Manager Governance
Reporting Officer(s):	Geoff Glass, Chief Executive Officer
Strategic Direction:	Economy: A thriving City activated by innovation, attractions and opportunities
Council Strategy:	2.2 Activated Places

Summary

This report provides an update on the City's proposal to develop a portion of Reserve 33804 for the purpose of a permanent café / restaurant, to be known as Millers Pool Café.

Amended Motion AND COMMITTEE RECOMMENDATION

Moved: Councillor Greg Milner
Seconded: Councillor Ken Manolas

That this Item relating to Millers Pool Café be deferred to a future meeting of Council.

CARRIED (6/0)

Officer Recommendation

That the Property Committee endorse the Officer Recommendation as contained in the body of this report.

7.2 OLD MILL PRECINCT REDEVELOPMENT

*This item is considered **confidential** in accordance with section 5.23(2)(h) of the Local Government Act 1995 as it contains information relating to "such other matters as may be prescribed"*

Location:	Not Applicable
Ward:	Mill Point Ward
Applicant:	Not Applicable
File Ref:	D-19-49594
Meeting Date:	19 August 2019
Author(s):	Bernadine Tucker, Manager Governance
Reporting Officer(s):	Geoff Glass, Chief Executive Officer
Strategic Direction:	Economy: A thriving City activated by innovation, attractions and opportunities
Council Strategy:	2.2 Activated Places

Summary

This report provides an update on the proposal by Lawrence Associates on the Old Mill Precinct redevelopment.

Officer Recommendation AND COMMITTEE RECOMMENDATION

Moved: Mayor Sue Doherty
Seconded: Councillor Ken Manolas

That the Committee notes the update on the Old Mill Precinct redevelopment by Lawrence Associates.

CARRIED (6/0)

7.3 BOATSHED CAFE EXPANSION

Location:	Boatshed Cafe, Coode Street, South Perth
Ward:	Mill Point Ward
Applicant:	Not Applicable
File Ref:	D-19-51190
Meeting Date:	19 August 2019
Author(s):	Bernadine Tucker, Manager Governance
Reporting Officer(s):	Geoff Glass, Chief Executive Officer
Strategic Direction:	Economy: A thriving City activated by innovation, attractions and opportunities
Council Strategy:	2.1 Local Business

Summary

This report provides an update regarding the proposed expansion of the Boatshed Café.

Officer Recommendation AND COMMITTEE RECOMMENDATION

Moved: Councillor Greg Milner
Seconded: Councillor Colin Cala

That the Property Committee notes the report on the Boatshed Café expansion.

CARRIED (6/0)

Background

At its meeting on 6 December 2017, the Committee received a presentation from the Lessee of the Boatshed Café regarding a proposed expansion of the lease area in order to develop an expanded alfresco dining area. The café sits on Crown Reserve land which was excised from the surrounding Sir James Mitchell Park in 2008, with a lease that is due to expire in 2029.

In 2018, discussions began with the City over development application (DA) requirements for a proposed expansion of the building. Council, at the meeting held 27 March 2018, authorised for the CEO to sign the DA (as primary lessee of the land) for the purposes of submission to the relevant State planning authorities.

City officers met with the Department of Biodiversity, Conservation and Attractions (DBCA) on 21 August 2018 to ascertain the Department's preliminary response to the DA. Issues raised by the Environmental Officers of the DBCA were:

- Ministerial approval will be required due to the scale and cost of the development;
- What are the new leasing arrangements? Is land being excised?;
- Likely approval time would be 6 months;
- Need to consider what public benefit there is for the taking up of public land;
- Impact on surrounding vegetation;
- Setback to the proposed building as currently designed in line with the existing building was not supported and should be further from the river/footpath.

A further meeting between DBCA, the City, the applicant and their consultant team was held on 31 October 2018. At that meeting, the City proposed a compromise under which part of the existing lease area would be surrendered in exchange for the proposed expansion area, with the expansion set further back from the riverfront. This proposal would maximise key view lines for users of the adjoining Reserve, and was supported by DBCA as a pragmatic approach which carried public benefit. If implemented, this would alter the basis of the applicant's proposal from being an expansion to a land swap.

Comment

In March 2019, the applicant undertook to consider an amended design and subsequently submitted an Application for Approval of Development to the DBCA. This application was subsequently referred to the City for comment as the DBCA are the determining authority for the DA due to its location within the Sir James Mitchell Park reserve.

Officers from the City, the DBCA and the applicant of the Boatshed Café met for a pre-application meeting where the opportunity to convert the north-west corner of the existing boatshed leased area to public space (in exchange for the lease expansion proposed to the west for the new covered alfresco area) was discussed. The City and DBCA were generally supportive of this exchange with DBCA agreeing to discuss this option further with the applicant.

The City is currently awaiting further information from the DBCA on the progress of the DA.

Consultation

Nil.

Policy and Legislative Implications

The City will be required to advertise the proposed lease arrangements as mandated by section 3.58 of the *Local Government Act 1995* and consider any public submissions prior to entering into the lease.

Financial Implications

Nil.

Strategic Implications

This matter relates to the following Strategic Direction identified within Council's [Strategic Community Plan 2017-2027](#):

Strategic Direction: Economy

Aspiration: A thriving City activated by innovation, attractions and opportunities.

Outcome: Local business

Strategy: Attract and support a broad range of small and medium-sized enterprises (SMEs) to the City

Attachments

Nil

7.4 MANNING SENIOR CITIZEN'S CENTRE LEASE

Location:	Lot 3685, No. 3 Downey Drive, Manning
Ward:	Manning
Applicant:	Not Applicable
File Ref:	D-19-60742
Meeting Date:	19 August 2019
Author(s):	Bernadine Tucker, Manager Governance
Reporting Officer(s):	Geoff Glass, Chief Executive Officer
Strategic Direction:	Community: A diverse, connected, safe and engaged community
Council Strategy:	1.2 Community Infrastructure

Summary

This report updates the Property Committee on a new lease for the Manning Senior Citizens Centre.

Amended Motion AND COMMITTEE RECOMMENDATION

Moved: Mayor Sue Doherty
Seconded: Councillor Colin Cala

That the Property Committee notes the progress of the Manning Senior Citizens Centre lease and notes that the terms of the current MOU will apply until a further report is presented to the Property Committee.

CARRIED (5/1)

Officer Recommendation

That the Property Committee notes the progress of the Manning Senior Citizens Centre lease.

Background

The Manning Senior Citizen's Centre is located at Lot 3685, No. 3 Downey Drive, Manning. It is located on a portion of Crown reserve 35265 vested to the City for the purpose of a Seniors Citizens Centre, with a power to lease and or sublease.

The Centre is occupied and operated by the Manning Senior Citizen's Centre Association (an Incorporated Association) under a shared management model with the City.

A former Memorandum of Understanding Agreement (MOU) was in place between the Association and the City, which is now expired. A new Agreement (Lease) is being drafted in consultation with the Association to provide guidance on the Centre operations into the future. This Agreement will require consent from the Minister for Lands.

Comment

On 9 July 2019, City officers met with the Centre and discussed the new lease requirements. It is proposed that the new lease will include the following terms:

- A five year term with an option to renew for a further 5 years;
- Peppercorn rent; and
- The Centre to be responsible for all outgoing expenses.

The terms of the new lease have not yet been agreed to with the Centre and discussions are continuing. Once a new lease is negotiated, a further report will be presented to the Property Committee for endorsement.

Consultation

The City is consulting with the Club over the lease requirements.

Policy and Legislative Implications

Under Section 3.58 of the *Local Government Act 1995* (the Act), a disposition of land includes leasing of local government property. If a local government does not dispose of property via a public auction or the public tender method, the proposal must be advertised for public comment – unless the proposal is an ‘exempt’ disposition.

A disposition of property is exempt from Section 3.58 under Regulation 30, Part 6 Miscellaneous Provisions of the Local Government (Functions and General) Regulations 1996 if the land is to be used for charitable, benevolent, religious, cultural, educational, recreational, sporting or other like purposes. Therefore, the Centre is exempt from section 3.58 of the Act.

Financial Implications

The City will be responsible for the cost of preparation and lodgement of the lease document.

Strategic Implications

This matter relates to the following Strategic Direction identified within Council’s [Strategic Community Plan 2017-2027](#):

Strategic Direction:	Community
Aspiration:	A diverse, connected, safe and engaged community.
Outcome:	Community infrastructure
Strategy:	Manage the use and development of the City’s properties, assets and facilities

Attachments

Nil

7.5 CITY OF SOUTH PERTH ECONOMIC DEVELOPMENT DISCUSSION PAPER

Location:	Not Applicable
Ward:	All
Applicant:	Not Applicable
File Ref:	D-19-67797
Meeting Date:	19 August 2019
Author(s):	Bernadine Tucker, Manager Governance
Reporting Officer(s):	Geoff Glass, Chief Executive Officer
Strategic Direction:	Economy: A thriving City activated by innovation, attractions and opportunities
Council Strategy:	2.2 Activated Places

Summary

This report responds to a Notice of Motion submitted by Councillor Travis Burrows at the February 2019 Council Meeting requesting an economic development discussion paper be prepared.

Amended Motion AND COMMITTEE RECOMMENDATION

Moved: Councillor Greg Milner

Seconded: Councillor Colin Cala

That:

1. The Property Committee receives the Economic Development Discussion Paper; and
2. A further report be presented to the Property Committee on the development and implementation of an Economic Development Strategy.

CARRIED (6/0)

Officer Recommendation

That the Property Committee receives the Economic Development Discussion Paper.

Background

At the Council meeting held 26 February 2019, the following Notice of Motion was endorsed:

That Council:

1. *Prepares a discussion paper on the promotion of economic development in the City.*
2. *The discussion paper is presented to Council as part of the 2019/20 budget deliberations.*

On 14 May 2019, a workshop was held with Councillors on economic development where a snapshot of the economic portfolio of the City was discussed. The workshop also enabled Councillors to provide feedback on the development of the economic discussion paper.

Following the workshop, an economic discussion paper began to be developed. However, the staff member compiling the discussion paper left the City in June and the discussion paper was not completed in time for the budget deliberations.

Comment

The City outsourced the Economic Development Discussion Paper to Pracsys who developed a paper covering critical success factors for the City. Their paper includes:

1. What is economic development and how economic development factors feed into wider local government decision making
2. The role of local government in economic development (control, influence, monitor)
3. A high level overview of potential economic development opportunities/directions in South Perth including background data analysis of local businesses, employment and land uses
4. The role of stakeholder consultation and an overview of the process and techniques
5. The structure of an economic development strategy and key components
6. Recommendations.

The Economic Development Discussion Paper is a comprehensive document that provides a good overview of economic development in the City and provides future discussion points for Elected Members.

Consultation

Nil.

Policy and Legislative Implications

Nil.

Financial Implications

Nil.

Strategic Implications

This matter relates to the following Strategic Direction identified within Council's [Strategic Community Plan 2017-2027](#):

Strategic Direction:	Economy
Aspiration:	A thriving City activated by innovation, attractions and opportunities.
Outcome:	Activated places
Strategy:	Facilitate activity centres and neighbourhood hubs that offer a diverse, viable and attractive mix of uses

Attachments

7.5 (a): South Perth Economic Development Discussion Paper

7.6 PROPOSED RECREATION AND AQUATIC FACILITY

Location:	Not Applicable
Ward:	Not Applicable
Applicant:	Not Applicable
File Ref:	D-19-48251
Meeting Date:	19 August 2019
Author(s):	Naomi Kavanagh, Senior Projects Officer
Reporting Officer(s):	Mark Taylor, Director Infrastructure Services
Strategic Direction:	Community: A diverse, connected, safe and engaged community
Council Strategy:	1.2 Community Infrastructure

Summary

This report provides information on the progression of a proposed Recreation and Aquatic Facility within the City.

Amended Motion AND COMMITTEE RECOMMENDATION

Moved: Councillor Ken Manolas

Seconded: Mayor Sue Doherty

That the Property Committee recommends to Council to:

1. Formally acknowledge and accept (subject to the execution of the appropriate documentation and Council approvals) the May 2019 Federal Election Coalition Commitment of \$20m for a Recreation and Aquatic Facility in the City of South Perth;
2. Confirm the preferred site (Collier Park Golf Course north of Clubhouse) as the selected location for the Recreation and Aquatic Facility;
3. Request the Chief Executive Officer establish formal governance arrangements with prospective partners to detail project scope, planning and design;
4. Prepare a funding and delivery strategy; and
5. Defer consideration of this Item to the September Ordinary Meeting of Council.

CARRIED (6/0)

Officer Recommendation

That the Property Committee recommends to Council to:

1. Formally acknowledge and accept the May 2019 Federal Election Coalition Commitment of \$20m for a Recreation and Aquatic Facility in the City of South Perth;
2. Confirm the preferred site (Collier Park Golf Course north of Clubhouse) as the selected location for the Recreation and Aquatic Facility;
3. Request the Chief Executive Officer establish formal governance arrangements with prospective partners to detail project scope, planning and design; and
4. Prepare a funding and delivery strategy.

Background

The development of an aquatic facility within the City of South Perth (the City) has been the subject of a range of proposals dating back many years. More recently, an integrated, larger scale Recreation and Aquatic Facility (RAF) was incorporated into the Council's Strategic Community Plan.

Since 2003 the City has conducted six studies and delivered nine polls/surveys incorporating sport and recreation needs. The community has indicated significant support for aquatic facilities, indoor sports and a gymnasium.

The City's only indoor recreation facility (George Burnett Leisure Centre) is below industry standard for provision of indoor sports and recreation, comprising one under-sized sports court. The minimum requirement for indoor sports such as basketball and netball is three to eight courts.

The City has no public aquatic facilities, which restricts the local community's ability to participate in recreation programs such as 'Learn to Swim' programs. A review undertaken in 2015 indicated that a conventional swimming pool, whilst publicly supported would require ongoing financial subsidy to meet operational costs.

The benefits of developing a multi-purpose recreation facility like the proposed RAF were highlighted in the City's Community Recreation Facilities Plan. Within the adopted Plan, the City is to investigate provision of a Regional Recreation and Aquatic facility to include:

- 6-8 indoor sports courts to accommodate netball, basketball, volleyball, badminton, table tennis and other relevant sports;
- Outdoor and indoor swimming pool, leisure water, spa/sauna and other necessary aquatic sports;
- Education spaces, commercial spaces, entrainment spaces (function areas, golf), gymnasium, health and wellness space;
- Partnerships with Federal, State and regional stakeholders such as Curtin University and Town of Victoria Park and commercial operators to assist in capital and life cycle funding; and
- Repurposing of the existing Geoff Burnett Leisure Centre.

At the Council meeting held in October 2018, Council resolved to:

1. Reaffirm its commitment for the planning and promotion of the development of recreation and aquatic facilities to service community needs in accordance with Strategic Outcome 1.2(C) of the City of South Perth Strategic Community Plan 2017-2027;
2. Commence formal engagement with Federal and State Governments, adjoining local authorities, tertiary institutions, peak sporting bodies and commercial operators to gauge their interest, support and involvement in a regional scale multi-use leisure and aquatic facility to be located within the City;
3. Advance work on the design concepts and preferred sites to enable preparation of a detailed Business Plan to be submitted to Council by July 2019;
4. Commit to consultation with stakeholder groups and the public on the refinement of the concepts and preferred sites; and
5. Form a Project Reference Group reporting through to the Property Committee to oversee the development of the project.

The progress of the project was expedited to align with the funding opportunities arising from the recent Federal Election. This was recognised in the both the October 2018 Ordinary Council Meeting and February 2019 Property Committee reports.

Comment

Since October 2018, the internal project team has focussed on key partner and stakeholder engagement, refinement of design concepts and site assessments and understanding of general community interest in the project.

Formal Engagement

Project Partners

Key project partners have been identified for potential financial contribution and support that they will bring to the project, these potential partners are:

- Federal Government
- State Government
- Curtin University
- Town of Victoria Park
- West Australian Sports Federation

Federal Government

Extensive engagement at the Federal Government level was completed with both local and Canberra based representatives. This included two official visits by the Mayor and Chief Executive Officer (CEO) in November 2018 and January 2019.

The engagement was informed by: alignment with government strategies, initial feasibility studies, positive community feedback, conceptual designs and promotional material prepared by the City. There was very strong advocacy for the project from the Member for Swan, Hon Steve Irons MP.

On 17 April 2019, Federal Treasurer, Hon Josh Frydenberg MP announced a \$20million election commitment as part of a West Australian pre-election visit at the Collier Park Golf Course. This financial contribution by the Coalition Federal Government should now be formally acknowledged and accepted.

State Government and the Town of Victoria Park

Engagement at a state and local level has taken the form of a number of meetings with key representatives of the Department of Local Government, Sport & Cultural Industries and Department of Planning, Lands & Heritage. There was also a presentation to elected members and senior officers of the Town of Victoria Park in early July. Feedback has been positive, and has included interest in being involved with the project at a strategic level with representation in future governing arrangements.

Curtin University

Curtin University has long been a supporter of the provision of aquatic facilities by the City, as the current RAF proposal contributes to their Greater Curtin aspirations. More recent discussions have been very positive, with the University agreeing to representation in project governance in line with a commitment to funding further project planning.

West Australian Sports Federation (WASF)

WASF, as the State's peak sporting body representing all State Sporting Associations, has indicated in principle support and is committed to participating in the advancement of the project.

Stakeholders

Sporting Bodies

Engagement has been undertaken with a number of State Sporting Associations and other sporting bodies. Organisations include Golf WA, Swimming WA, Basketball WA, Hockey WA, Table Tennis WA, Badminton WA, Volleyball WA and Netball WA. Feedback has been very supportive with a desire to be active users of the facility, which will meet the needs of their members and the wider community who are interested in their sport.

Commercial Operators

Engagement with a number of commercial operators has occurred, with preliminary discussions both initiated by the City and sought by others. Further discussions were also held with the current commercial operator of the Collier Park Golf Course. Within the terms of their lease, the existing operator is required to develop a Masterplan for the site in conjunction with the City.

Broader Community Stakeholders

Representatives have been engaged from a range of organisations, including discussions with local schools (both public and private) and interested groups (including Clontarf Aboriginal College and Perth Redbacks). The response once again has been positive and the City has received a number of letters of support (refer **Attachment (a)**).

In liaising with the public, a range of communications media were used. This included a project page on the City's website, Your Say opportunities to engage, independent ReachTel surveys, Facebook posts, Media articles and hard copy promotional material (namely articles in both the City's Peninsula Newsletter and the Community Gazette).

Site Identification

Identification of a range of sites was undertaken, which involved a review of over 20 sites within the City (referred to as the Long List of Potential Sites in **Attachment (b)**). These were then ranked against a number of criteria. These criteria included the following considerations:

- Available building footprint
- Integration opportunities
- Available funding partners
- Land and stakeholder impact
- Traffic congestion
- Ability to meet functional brief
- Long term planning for the area
- Environmental impact

A Short List of six potential sites (refer **Attachment (c)**) was selected for further investigation to inform a multi-criteria analysis.

Criteria were separated into: functional requirements; delivery viability; funding potential; integration opportunities; and value for money.

Sites were subsequently ranked in order of preference, with the top three sites selected for further analysis. These were:

1. Site 4: Collier Park Golf Course north of Clubhouse
2. Site 5: George Burnett Leisure Centre
3. Site 6: Collier Park Golf Centre south east corner



Figure 1: Shortlisted sites

Design concept

Architectural firm, Carabiner, was appointed to assist planning for and promotion of the development of the RAF. Carabiner were the architects of the Cockburn Aquatic and Recreation Centre (ARC) and were engaged by the City to review site potential and provide conceptual architectural footprints. Possible core functions and their components were reviewed and conceptual floor plans were prepared.

Each site offered varying challenges and opportunities that informed the layout and components of the facility. Councillors were presented with a comparative review of the sites at a Councillor briefing session in February 2019.

Preferred Site

The assessment identified Collier Park Golf Course, north of the clubhouse, as the preferred site due to the following benefits:

- Ability to achieve an operational profit.
- Co-location of the RAF with the existing golf operation to maximise operational and market opportunity;
- City's funds are better able to address multiple asset renewal requirements in a single combined facility;
- Enhanced funding profile for external partners;
- Proximity to the Bentley-Curtin Specialised Activity Centre;
- Proximity to the new Curtin central bus station; and
- Catchment benefits due to proximity to Curtin University Bentley Campus.

Integration with Current City Facilities

George Burnett Leisure Centre (GBLC)

As previously stated in this report, the GBLC is the City's only indoor recreation facility and is below industry standard for provision of indoor sports and recreation. A requirement for investment in GBLC has been identified in previous budgets and project proposals to the City, with the need to address the reduced functionality of the Centre. This is further articulated in the Community Recreation Facilities Plan that was recently endorsed by Council for the City to investigate provision for a regional Recreation and Aquatic Facility to include repurposing of the existing George Burnett Leisure Centre.

Collier Park Golf Course (CPGC)

The current CPGC clubhouse buildings are nearing end of life and are no longer fit for purpose. A requirement of the current Operator's lease included the development of a masterplan, however the scope of commercially viable improvements is currently limited by the uncertainty presented by the RAF proposal.

In 2017 the City commissioned a review of the golf business by WellPlayed. This identified a future direction for CPGC that articulated the need for change.

Need to sustain financial returns

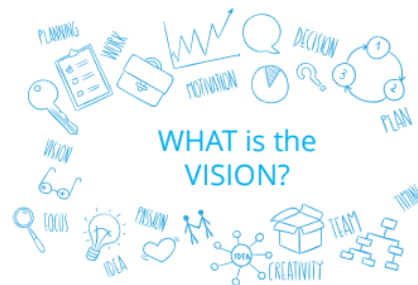
Needs to deliver improved financial returns to pay for ongoing capital works

Golf entertainment?

Driving range not optimised for golf trends – not responding to the trend for golf-entertainment options

Customer-focus?

Current focus is on traditional golfers, competitors are broadening their market



Infrastructure works ongoing

Next 3 years will challenge returns with major works on the Pines course

Revenue not diversified

Facilities do not allow for diversified revenue streams

Hospitality offer basic

Hospitality offer is behind the times – explore functions & events and/or casual restaurant?

Figure 2: The need for change at CPGC (WellPlayed 2017)

The review identified that currently the business is focused primarily on the traditional golf market, but this approach will not support the facility into the future. The business model needs to become more market-focused and adapt in order to stay relevant. Currently the business is focused primarily on the traditional golf market, but this approach will not support the facility into the future. The golf course now needs to actively engage with the local community, be more customer-focused, and broaden appeal by targeting women, families, diverse groups and younger generations in order to stay relevant and commercially viable. The introduction of short-format, social and golf entertainment participation options would support this goal.

The development of the RAF at CPGC would enable the required diversification whilst still retaining the original 18-hole layout for the established traditional golfers. Golf provides a range of broader community benefits that align with the core purposes of local government, and overlap with the strategic purpose of the RAF project. Siting the RAF on the golf course allows for the maximization of benefits whilst financial demands are concentrated and reduced through the focus on a single facility.

Mini-golf has been identified as a diversification proposal that can be progressed, irrespective of the RAF: increasing the attractiveness of the CPGC to a broader demographic profile, as well providing a financial return to the City. This proposal will be presented to Council as a separate report, taking due consideration of the current RAF proposal status.

There are competing requirements which need to be managed between the current and future offerings and it is essential that these are addressed and resolved if CPGC is to remain relevant and continue to contribute financially to the City. It is expected that this would be achieved through specific zones within the facility for the different uses as well as through the different times and days of peak demand across the various offerings.

The focus for the next stage of the RAF project will be to engage with the existing golf course users and the broader community to ensure that developments to the golf course meet community and customer expectations whilst allowing the golf business to remain financially viable and appeal more widely across the community.

It should be noted that in the event of the RAF not proceeding at CPGC the need to reconsider a 27-hole layout would remain in order to provide a more diversified product range. This would include an upgraded driving range; improved food & beverage; mini-golf &/or short course options; and replacement of end-of life buildings.

Timeline

A Gateway structure is being developed to facilitate governance and decision making support and to retain Council oversight and control of the Project. This identifies three main stages for the project (illustrated below). These gateways align with the anticipated stages of financial contributions towards the project for both Council and other Project partners to limit financial exposure for all partners as the project progresses to the approval of the construction stage.

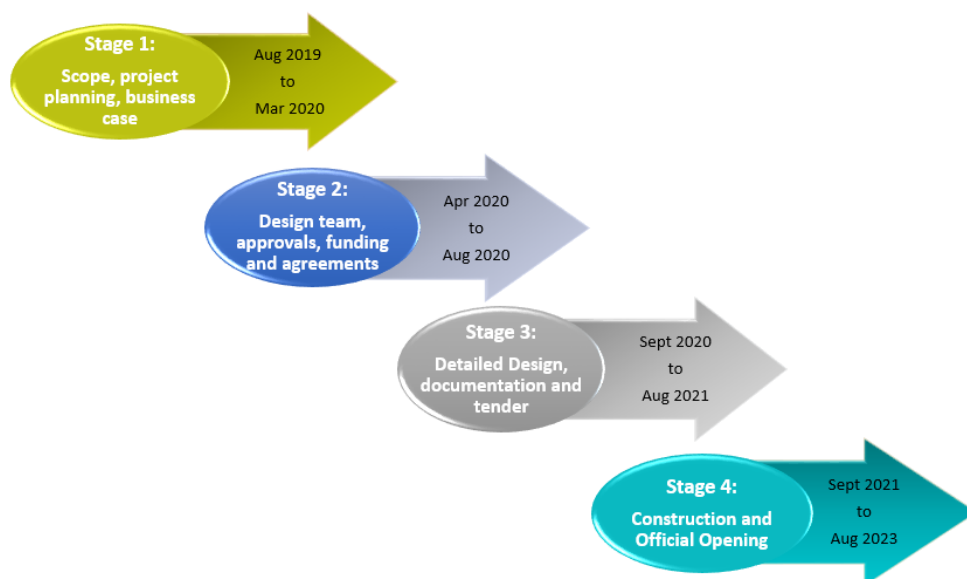


Figure 3: Projected stages and timelines

The key decision gateways for Council would be:

1. Confirmation of site location and approval to proceed to finalise financial partners and project scope;
2. Confirmation of financial partners and approval of Business Plan (project scope and financials) to commence to detailed design; and
3. Confirmation of final design and approval to commence to construction.

A project plan under development has identified expected milestones for the project, as illustrated in Figure 4.

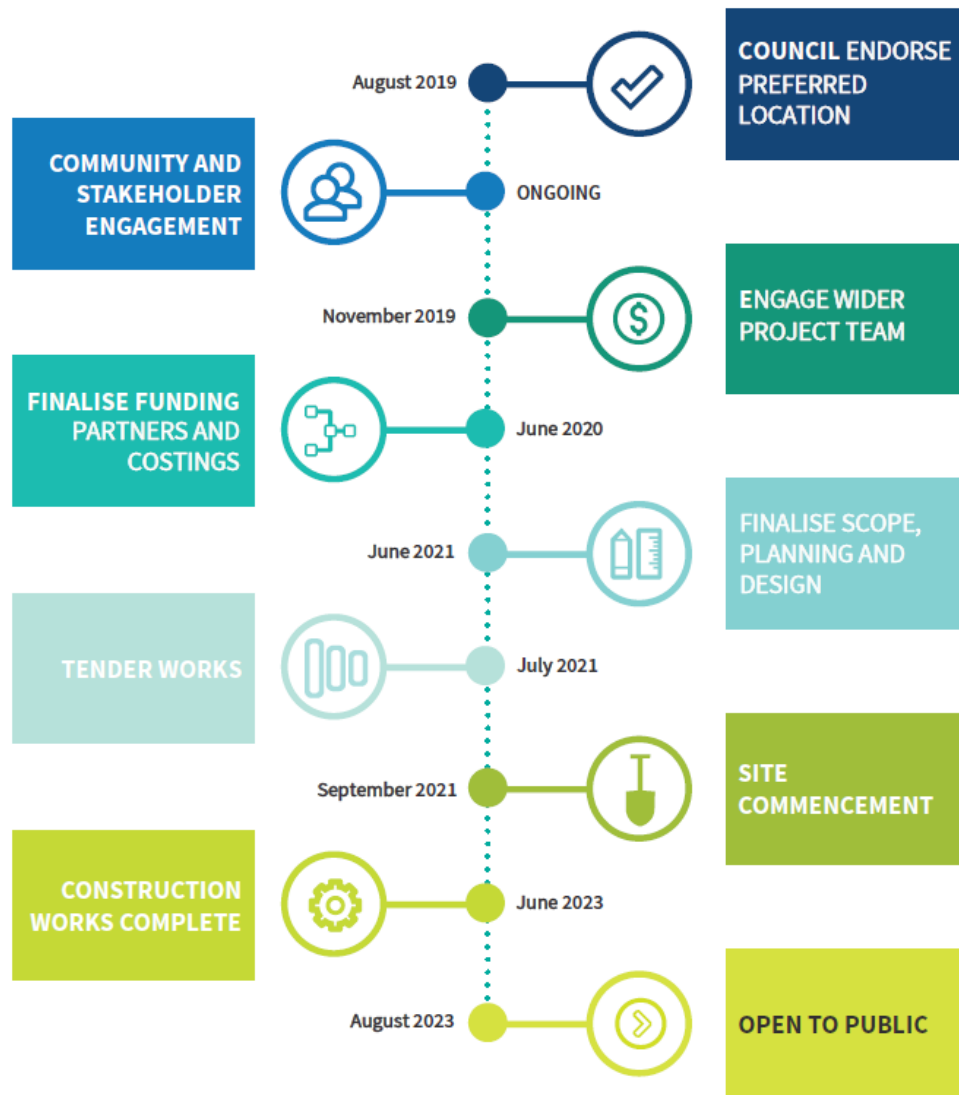


Figure 4: Indicative timelines for significant milestones

Facility Core Functions

The core functions were selected to maximise the commercial viability of the facility and to meet identified community needs. The concept footprints prepared for the three shortlisted sites by Carabiner therefore included:

- 50 metre multi-purpose swimming pool
- 25 metre indoor swimming pool
- Program and learn-to-swim pool
- Children's aquatic play area and splash pad
- Hydrotherapy pool
- Aquatic recover pools
- Regional multi-purpose indoor sporting centre inclusive of courts
- Health club
- Program rooms
- Rehabilitation facilities
- Allied health facilities
- Community café/restaurant/bar
- Community office and meeting spaces
- Sports-house (accommodation for a peak sporting body)
- Regional playground and picnic areas
- Education, research and work integrated learning facilities
- Integrated sport merchandise store and golf pro shop
- Golf facilities including mini golf and technology driven driving range

Next Steps

Following endorsement of the preferred site, engagement with potential funding partners would continue to finalise the full level of funding required to progress the project to construction. Planning and due diligence will be progressed, with consultants utilised where required. Proactive management of risk (including mitigation measures) will continue throughout the project. The planning and promotion of recreation and aquatic facilities is a key strategy of the City's Strategic Community Plan.

It is intended for the RAF to go beyond sport, recreation and aquatics. It is envisaged it will be:

- A unique and vibrant social hub where physical activity and lifestyle experiences meet to enhance overall community health and wellbeing;
- A place for community, sport and education partnerships;
- A dynamic destination and meeting place that connects communities;
- A leading centre for sport education and research;
- An economically efficient and financially viable multi-purpose facility; and
- A social space for every member of the community, accessible to all abilities and age groups.

Governance

At the Property Committee meeting of 18 February 2019, an update on progress was provided and noted by the Committee and subsequent Council. At this meeting an internal governance arrangement was outlined where the Property Committee would essentially fulfil functions of an internal Project Reference Group so as to receive reports and recommend as necessary to Council so as to more readily receive feedback from Councillors.

Currently, an internal Project Working Group has been established (chaired by the CEO), and a Project Governance Structure has been drafted to facilitate wider project delivery. Recognising the different requirements which government, commercial partners and the community have, this structure would better facilitate management of project stages (including interim project feasibility), and articulate roles to enable project delivery. This structure would be further supplemented by development of Terms of Reference, Memorandums of Understanding, and other documentation as required to support governance arrangements. Additionally, a newly established wider Project Control Group would be established to include both City of South Perth representatives but also contributing partners.

Consultation

The Mayor, CEO, City officers and consultants (where required) have liaised with a wide range of stakeholders (**Attachment (a)**). Additionally, the general community have also been engaged via a range of media.

Initially, interest in the project and support was gauged from key stakeholders, and more recently, potential funding partners have also demonstrated in principle support, as detailed in this report.

Policy and Legislative Implications

The following legislation and Council Policies may be relevant to this project as it evolves:

- *Local Government Act 1995* – Section 3.18 of the Act prescribes that a local government may provide services and facilities; and in doing so should satisfy itself that they are integrated and coordinated with services and facilities provided by the Commonwealth, the State and other entities;
- *Local Government Act 1995* – Section 3.59 of the Act prescribes the requirements for preparation of a business plan detailing what this may include;
- Policy 106 ‘Use of City Reserves and Facilities’; and
- Policy 609 ‘Management of City Property’.

In looking at the feasibility of a Recreation and Aquatic Facility, land tenure will also need to be considered during the site investigation process and planning stages. Initial discussions with the Department of Planning, Lands & Heritage have indicated no major hurdles to the progression of the project. Liaison with the WAPC and appropriate approval processes will be required, acknowledging vesting and management orders that exist.

Financial Implications

The RAF involves a large capital outlay, in the region of \$60 to \$80 million, depending on its location and core functions. External funding, such as the \$20 million Federal Government commitment and other potential partners, uniquely reduces the City's contribution towards the creation of a significant community asset.

The provision of the RAF would increase and expand the City's recreation and aquatic services whilst also reducing maintenance demands and ongoing operational costs of existing facilities. The capital expenditure demands of the project for the City are projected to be in the order of that currently required to maintain and improve existing services at GBLC and CPGC. The RAF will effectively replace the need for significant investment in the existing facilities.

The RAF, in the proposed location and core functions, has the capacity to broaden the community recreation offering and contribute to the City's income over a number of years. The facility location, design and scope are critical to avoid the negative financial impact often attributable with a stand-alone aquatic facility. The feasibility work undertaken to date points to the proposed RAF facility being fully sustainable.

The City's 2019/2020 Annual Budget includes a City contribution of \$300,000 for this project. Additional base fund contributions will be sought from partners to finance the delivery of Stage 1 of the project.

Strategic Implications

This matter relates to the following Strategic Direction identified within Council's [Strategic Community Plan 2017-2027](#):

Strategic Direction:	Community
Aspiration:	A diverse, connected, safe and engaged community
Outcome:	Community Infrastructure
Strategy:	Plan for and promote the development of recreation and aquatic facilities to service City of South Perth needs

Attachments

7.6 (a):	Project Partners and Stakeholders
7.6 (b):	Long List of Potential Sites
7.6 (c):	Short List of Potential Sites

8. OTHER RELATED BUSINESS

- The Committee discussed the disposal of property for 49-51 Angelo Street, South Perth which will be considered at the August Ordinary Meeting of Council.

9. CLOSURE

The Chair closed the meeting at 7.00pm.

RECORD OF VOTING

4.1 Property Committee Meeting Held: 18 February 2019

For: Mr Lewis Brock; Councillor Colin Cala, Mayor Sue Doherty; Councillor Travis Burrows, Councillor Greg Milner, Councillor Ken Manolas.

7.1 Millers Pool Café

For: Mr Lewis Brock; Councillor Colin Cala, Mayor Sue Doherty; Councillor Travis Burrows, Councillor Greg Milner, Councillor Ken Manolas.

7.2 Old Mill Precinct Redevelopment

For: Mr Lewis Brock; Councillor Colin Cala, Mayor Sue Doherty; Councillor Travis Burrows, Councillor Greg Milner, Councillor Ken Manolas.

7.3 Boatshed Cafe Expansion

For: Mr Lewis Brock; Councillor Colin Cala, Mayor Sue Doherty; Councillor Travis Burrows, Councillor Greg Milner, Councillor Ken Manolas.

7.4 Manning Senior Citizen's Centre Lease

For: Mr Lewis Brock; Councillor Colin Cala, Mayor Sue Doherty; Councillor Travis Burrows, Councillor Greg Milner.

Against: Councillor Ken Manolas.

7.5 City of South Perth Economic Development Discussion Paper

For: Mr Lewis Brock; Councillor Colin Cala, Mayor Sue Doherty; Councillor Travis Burrows, Councillor Greg Milner, Councillor Ken Manolas.

7.6 Proposed Recreation and Aquatic Facility

For: Mr Lewis Brock; Councillor Colin Cala, Mayor Sue Doherty; Councillor Travis Burrows, Councillor Greg Milner, Councillor Ken Manolas.

These Minutes were confirmed at the next Property Committee Meeting held 17 February 2020.

Signed: _____
Presiding Member at the meeting at which the Minutes were confirmed.