

CITY OF COCKBURN

SUMMARY OF MINUTES OF SPECIAL COUNCIL MEETING HELD ON THURSDAY, 20 SEPTEMBER 2012 AT 6:00 PM

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CITY OF COCKBURN

MINUTES OF SPECIAL COUNCIL MEETING HELD ON THURSDAY, 20 SEPTEMBER 2012 AT 6:00 PM

PRESENT:

ELECTED MEMBERS

| | | |
|--------------------|---|--------------------------|
| Mr L Howlett | - | Mayor (Presiding Member) |
| Mr K Allen | - | Deputy Mayor |
| Mr Y Mubarakai | - | Councillor |
| Mr S Portelli | - | Councillor |
| Mrs C Reeve-Fowkes | - | Councillor |
| Mr T Romano | - | Councillor |
| Mr S Pratt | - | Councillor |

IN ATTENDANCE

| | | |
|-----------------|---|---|
| Mr S. Cain | - | Chief Executive Officer |
| Mr R. Avard | - | A/Director, Administration & Community Services |
| Mr S. Downing | - | Director, Finance & Corporate Services |
| Mr M. Littleton | - | Director, Engineering & Works |
| Mr D. Arndt | - | Director, Planning & Development |
| Ms L. Boyanich | - | Media Liaison Officer |
| Ms V. Viljoen | - | PA to Chief Executive Officer |

1. DECLARATION OF MEETING

The Presiding Member declared the meeting open at 6.01pm.

2. APPOINTMENT OF PRESIDING MEMBER (If required)

Not applicable.

3. DISCLAIMER (To be read aloud by Presiding Member)

Members of the public, who attend Council Meetings, should not act immediately on anything they hear at the Meetings, without first seeking clarification of Council's position. Persons are advised to wait for written advice from the Council prior to taking action on any matter that they may have before Council.



4. ACKNOWLEDGEMENT OF RECEIPT OF WRITTEN DECLARATIONS OF FINANCIAL INTERESTS AND CONFLICT OF INTEREST (by Presiding Member)

Nil

5 (SCM 20/09/2012) - APOLOGIES & LEAVE OF ABSENCE

- Clr Bart Houwen - Apology
- Clr Lee-Anne Smith - Apology
- Clr Val Oliver - Apology

6 (SCM 20/09/2012) - PUBLIC QUESTION TIME

Mr Michael Griffen, 9a Poinsetta Grove, South Lake

Q1 Enquired about access into the aquatic centre and the road design to accommodate transport in and out of the venue, for the public and for commercial supply vehicles.

A1 The Agenda for this meeting is actually on the definition of the facilities on the site, which is the purpose of the meeting and not traffic. At this stage, in the process the City has not considered the Scheme Amendment which would provide for the whole use across the site, residential development on the site and all traffic. This is not a matter currently before the City. Briefly, the agenda attachments show a scheme for this site and as part of this we will look to upgrade Poletti Road to a four lane dual carriageway. As part of the broader traffic development in the City, there is an intention to improve North Lake Road and in the long term we have plans to develop a North Lake Road bridge. There has been a considerable amount of work done but the detail on the modelling for the traffic will only be undertaken at the level Mr Griffen is talking about after the Council has approved the site so that it can become part of the Scheme Amendment.

Q2 Mr Griffen advised that he had tried to find out more details at the Library and it took some time as the staff were not aware of what he was talking about. Council needs to let people know what they are doing.

A2 Mayor Howlett thanked Mr Griffen for his comments, which will be taken on board.



7. DECLARATION BY COUNCILLORS WHO HAVE NOT GIVEN DUE CONSIDERATION TO MATTERS CONTAINED IN THE BUSINESS

Nil

8 (SCM 20/09/2012) - PURPOSE OF MEETING

The purpose of the meeting is to consider the development of aquatic and recreational facilities at Cockburn Central West.

9. COUNCIL MATTERS

(MINUTE NO 4869) (SCM 20/09/2012) - SUSPENSION OF STANDING ORDERS

COUNCIL DECISION

MOVED Mayor L Howlett SECONDED Clr S Portelli Council suspend Standing Orders.

CARRIED 7/0

Reason for Decision

Suspension of Standing Orders will allow for detailed questions to be answered prior to debate on this item.

NOTE: STANDING ORDERS SUSPENDED AT 6.09PM.

(MINUTE NO 4870) (SCM 20/09/2012) - RESUMPTION OF STANDING ORDERS

COUNCIL DECISION

MOVED Deputy Mayor K Allen SECONDED Clr C Reeve-Fowkes Council resume Standing Orders.

CARRIED 7/0

Reason for Decision

Resumption of Standing Orders will allow the business of Council to proceed.



NOTE: STANDING ORDERS RESUMED AT 6.39PM.

9.1 (MINUTE NO 4871) (SCM 20/09/2012) - PROPOSED NEW REGIONAL AQUATIC AND RECREATION COMMUNITY FACILITY AT COCKBURN CENTRAL WEST (A LACQUIERE)

RECOMMENDATION

That Council:

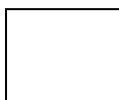
- (1) advise the WAPC that the City wishes to secure a management order over the 2.6ha of land in Attachment 1, entitled Parcel 7 along with the adjacent public open space, with this to include the power to lease;
- (2) adopt the 'base build' requirement outlined in the report as the basis for construction of a Regional Aquatic and Recreational Community Facility to be located at Cockburn Central as per the attached concept plans;
- (3) update the Developer Contribution schedule within DCA13 to reflect the revised cost of the new Regional Aquatic and Recreation Facility;
- (4) support progression of the project under the Integrated Concept; combining the City's Regional Aquatic Recreation and Community Facility, the Fremantle Football Club's Elite Athlete and Administration Centre and a component for a Tertiary Education Institution; and
- (5) support submissions to the Federal and State Governments and other funding sources for the project.

COUNCIL DECISION

MOVED Deputy Mayor K Allen SECONDED Cllr C Reeve-Fowkes that Council adopt the recommendation with the following amendments:

- (1) to (3) as recommended;
- (4) & (5) delete.

MOTION LOST 1/6



MOVED Mayor L Howlett SECONDED Cllr S Portelli that Council:

- (1) advise the WAPC that the City is seeking to secure a management order over the 2.6ha of land in Attachment 1, entitled Parcel 7 along with the adjacent public open space, with this to include the power to lease;
- (2) adopt the 'base build' requirement outlined in the report as the basis for the construction of a Regional Aquatic and Recreation Community Facility to be located at Cockburn Central West as per the attached concept plans;
- (3) update the Developer Contribution schedule within DCA13 to reflect the revised cost of the new Regional Aquatic and Recreation Community Facility;
- (4) support submissions to the Federal and State Governments and other funding sources for the project;
- (5) continue discussions and planning for the project under the Integrated Concept; combining the new Regional Aquatic and Recreation Community Facility, the Fremantle Football Club's Elite Athlete and Administration Centre and a component for a Tertiary Education Institution on the basis that each party will be responsible for its capital and operating costs for inclusion in a draft Heads of Agreement for consideration by Council; and
- (6) following confirmation of the parties participating in the integrated concept mentioned in (5) above, arrange for the preparation of a management model to be presented to Council for consideration and determination as soon as practicable; and
- (7) prepare business plans in accordance with section 3.59 of the Local Government Act that review:
 - a. the operating income and expenditure including whole of life costs of a stand-alone Regional Aquatic and Recreation Community Facility; and
 - b. the operating income and expenditure including whole of life costs of integrated Regional Aquatic and Recreation Community Facility with the Fremantle Football Club's Elite Athlete and Administration Centre and a component included for a potential Tertiary Education Institution.

CARRIED 6/1



Reason for Decision

Council needs to be assured that the integrated facility is being prepared on the basis of each party contributing to its respective capital and operating costs. The management model for the relevant parties contributing to the precinct development (the Integrated Concept) needs to clearly outline the rights of access, the terms of use that will be applicable and the financial considerations before making any formal commitment.

The provision of detailed business plans for both the stand-alone facility and an integrated facility will be able to demonstrate to the ratepayers of the City of Cockburn that each participant in the integrated facility will pay their own way and the ratepayers of Cockburn will not be cross-subsidising the Fremantle Football Club and a potential university participant.

Background

The provision of community infrastructure for recreational, education and sporting purposes is one of the primary responsibilities of Local Government. This outcome is one of the key themes in the City's *Strategic Plan 2006 – 2016*:

Infrastructure Development - *To construct and maintain community facilities that meet community needs.*

The need for community infrastructure is based on the analysis of demographic data, such as age profiles and catchment populations, transport network modelling and a comprehensive needs analysis process. At a strategic level, the City's infrastructure plan is articulated through the *Plan for the District*.

Following upgrade works to the existing aquatic centre; the South Lakes Leisure Centre in 2005, the 2006 version of the *Plan for the District 2006 - 2016* identified the requirement for more substantive restoration of this facility. A review of the land tenure arrangements and other aspects of this location subsequently suggested that a replacement facility would be a better investment for the City. The 2008 version of the *Plan for the District 2008 - 2018* identified that a new centre should be built, preferably in Cockburn Central, as this was the most central and accessible location in the District.

The current version of this plan; *Plan for the District 2010 – 2020* endorsed this view and commenced the process for scoping of the facility. While previous estimates of need and expenditure had been based on simply replicating the facilities at South Lakes, however,



feedback from users of the centre and community sporting associations was indicating that this would not be an inadequate outcome.

Whilst the planning of the new aquatic and recreation facility was due to commence in 13/14 FY, two major factors have influenced the advancement of this process. First, Landcorp on behalf of the West Australian Panning Commission (WAPC), the land owner, has commenced the structure planning for the area colloquially known as 'Cockburn Central West' (CCW). This is the precinct that the new recreation and aquatic centre was proposed to be located. If the City was going to secure an adequate area for its facilities there was a requirement for the scope of the facilities to be documented and justified.

Second, the Fremantle Football Club (FFC) had also commenced a review of its facility needs and was examining alternative sites for its Elite Athlete Training and Administration Centre. This work was being done in conjunction with the University of Notre Dame, with the potential to look at a joint development. These aspects were of appeal to the City for the following reason:

- An integrated facility could have the potential for providing a greater range of facilities in the complex for residents;
- Development of tertiary education facilities in the City was another of the *Strategic Plan 2006 – 2016* goals; and
- There would be a stronger case for external funding from the State and Federal Government would be possible under the integrated model.

The City has therefore pursued two approaches to this project:

1. Development of a Regional Aquatic and Recreation Facility on a stand-alone basis; and
2. Development of an Integrated Regional Aquatic and Recreation Facility with the FFC and a Tertiary Education Institute

Submission

N/A

Report

Land Requirements

Cockburn Central Precinct Development. The Cockburn Central Town Centre development is a Regional Centre to ultimately serve more than 130,000 people in the City's rapidly growing south west corridor. It is located 20km south of the Perth Central Business District and is being



designed and developed as a key transport connection for the region. Cockburn Central is identified in Directions 2031 as a key Regional Centre for the City of Cockburn and is one of four State Government “priority” Activity Centres. Growth in this area has accelerated over the past 10 years, with further substantial growth predicted. To date, LandCorp has delivered Stage 1 of the Cockburn Central Town Centre, and construction of Stage 2 is expected to be completed mid 2013.

Cockburn Central West (CCW). The area referred to as CCW is a green field site bound by North Lake Road to the north, Midgegooroo Avenue to the east, Beeliar Drive to the south and Poletti Road to the west and is within the Cockburn Central development being undertaken by LandCorp. The land is currently owned by the WAPC and prior to any development on site; the land must be transferred to LandCorp for development. The City has signed a Memorandum of Understanding with LandCorp that outlines our requirements for recreational facilities at this site, in order to secure early settlement of a developable portion of the CCW.

The CCW area is zoned ‘Development Area 23 – Cockburn Central Regional Centre’ under the City of Cockburn’s local Town Planning Scheme (TPS). The objective of this zone is to enable flexibility and facilitate the optimal development and use of the land. Council has identified the CCW site as an area of strategic significance and is reflected within the Town Planning Scheme and strategic planning documents completed to date. A draft structure plan is currently being finalised by consultants working for Landcorp and will be subject to a formal assessment & public consultation. (See attachment 1)

Recent advice from Landcorp is that the WAPC require the City to formally seek a management order over the site. This would allow the City to secure access to the land and initiate the sublease of any part of its development to other parties. The management order needs to include the parcel of land shown as ‘Parcel 7’ in Attachment, along with the adjacent public open space.

Sporting and Recreation Facility Requirements

South Lakes Leisure Centre. The existing South Lakes Leisure Centre (SLLC) was initially opened in 1991 on land owned by the Department of Education and Training. The centre has expanded from an indoor pool, with a tiny gym and a couple of sports courts to now contain the following facilities:

- 8 lane, Indoor, 25m Lap Pool with attached Leisure Pool
- Teaching Pool Area
- Water Castle with Slide
- Spa with Disabled Hoist, Sauna, & Steam Room
- Seasonal Outdoor Leisure Pool with Lazy River
- Seasonal Outdoor Slides and Toddler Pool



- 400m2 Gym with Weights & Cardio Equipment
- Group Fitness Studio
- Dedicated Cycling Studio
- 2x Sports Courts
- Multi-Purpose Rooms
- Crèche Facility
- Café & Boutique

The City has spent a considerable amount of capital funds over the years to meet the growing demands of the centre and to upgrade existing facilities as they have aged. These include:

- Outdoor aquatic area built on in 1995
- Gym moved into new, larger room in 1997
- Filtration upgrade for indoor pools in 1999
- Indoor Pool extended and renovated in 2003
- Gym extended in 2005
- Pool Hall Ceiling replaced in 2005
- Cycling Studio installed 2007
- Change Rooms refurbished 2011
- Sauna refurbished 2011

Annual centre attendances reached a high in excess of 421,000 visits in 2010/11, before dropping in 2011/12 due to the pools being closed for all of October to allow refurbishments to the change rooms. The centre is continuing to expand in popularity and lack of space is fast becoming an issue, along with the age and associated deterioration of the facilities.

There are a number of factors that are influencing the need to build a facility to replace South Lake Leisure Centre. Below are some issues that currently need addressing at the Centre to date:

- There is no scope for further facility extensions due to limitations of space and is constructed on Department of Education land. Additionally, should the Department chose to close the existing High School the City would have problems with its ongoing tenure at this location.
- The main outdoor pool is in need of major repairs, due to water loss as well as the general condition of concrete and plaster surfaces becoming rough and unstable. At least \$250,000 would need to be spent to get the facilities back up to scratch and therefore closing this facility will need to be considered in the near future.
- The indoor pool filters have become problematic and would need replacing if the Centre's lifespan was to be extended.



- The centre's roof is reaching the stage of needing replacement, as the sheet metal has become very thin, with many leaks due to corrosion.
- There are many limitations to the current design that are holding the centre back from moving forward with new technology, such as entry barriers and self-serve kiosks, which would stream line customer service operations and reduce the overhead costs for the centre.
- A significant increase in utility costs are a financial burden on the centre and due to its current design there is little capacity to build in efficiency that is available with new technology.

New Facility - Feasibility and Business Case. In April 2012 the City engaged Coffey Sport and Leisure to undertake a feasibility and business case for the proposed new aquatic and recreation centre (See attachment 2). The aim of this study was to investigate how the aquatic and highball facility should be developed on the identified land to cater for the current and future population of the City of Cockburn. Specific objectives include the need to develop a report that:

- Reviews previous studies and examines the current and future facility needs through targeted consultation
- Review industry benchmarks and trends
- Determine the needs of relevant stakeholder groups consulted
- Investigate and determine the appropriate layout and conceptual design of the Aquatic and Highball Facility in accordance with the identified needs
- Investigate and recommend possible funding arrangements or partnerships (including public/private) that will contribute to the development of the facility
- Investigate and provide advice to Council on the most appropriate development and management model for this facility in consideration of local users
- Determine projections for use and operating costs of a aquatic and recreation complex
- Explore and review environmentally sustainable design options

The feasibility report confirms that the City's existing strategic planning for a new aquatic and recreation facility at CCW can be done with a high level of confidence given that this facility will be servicing Cockburn and the broader region. The feasibility study outlines a proposed facility design scope that is based on the current needs and demand and comprehensive benchmarking from the industry. The key components of the facility proposed were:

- Outdoor 52m heated lap and competition pool, capable of accommodating Water polo



- Indoor 25m lap pool
- Learn to Swim space
- Leisure Pool
- Water Slide and Splash Pad
- Water Playground
- Hydrotherapy
- Spa, Steam and Sauna
- Café
- Crèche
- Kids Party and Indoor Playground
- Group Fitness and Spin Studios
- Health Club style Gym and Cardio space
- 4 indoor high ball courts including show court and retractable seating with option to expand to 6 courts.
- Community Office space
- Universal Access
- Requisite change and toilet facilities

The facility scope is consistent with the needs and wants from the existing SLLC users, sporting associations, sporting clubs, community groups and the general public as outlined in the consultation process to date. It is clear that the design needs to aim to maximise the financial performance of facilities with increasing space being allocated to health/wellness/fitness areas and swim school through a greater provision of shallow water. Benchmarking has shown that at major aquatic and leisure facilities these spaces account for 60% to 70% of the revenue generated.

The initial Business Case prepared as part of the feasibility study was based on the outcomes of the demand and needs assessment outlined in the study. It includes a 10 year financial plan based on a 5km primary catchment area. However, the catchment was much lower than is drawn by the SLLC. A more realistic catchment is for a radius of 10km, which has a population of 210,000 within this area. The initial Business Case assigned 576,000 visits. Comparable facilities in the east coast are attracting between 800,000 – 1,000,000 visits per annum. Further detailed financial planning will be prepared using different catchment scenarios.

Investigation and Consultation

Aquatic Tours. In August 2012 elected members and senior staff were invited to visit some aquatic and recreation facilities to gain a better understanding of the core facilities that make up a modern designed aquatic and recreation centre. In particular a number of recent aquatic and recreation facilities had recently been opened in Melbourne that attracted Federal and State funding and these sites were visited in August 2012. Site visits were conducted at the following venues:



1. Arena Joondalup - Joondalup, WA
2. Leisure Link – Geelong, Vic
3. Melbourne Sports and Aquatic – Albert Park, Vic
4. Glen Eria Sports & Aquatic Centre – East Bentleigh, Vic
5. Casey RACE – Cranbourne, Vic

The research conducted on these tours was presented to the CCW Reference Group on the 16th August 2012. One of the key findings from the tours that has influenced a change in the original facility scope was the need for an outdoor 50m pool rather than an indoor 50m pool as originally planned. As a result the updated concept design reflects an outdoor 52m pool capable of accommodating water polo and now an additional 25m indoor heated lap pool. Some very important lessons in regards to design and specification were learnt and proved valuable for the group to see in a live environment.

Community Consultation. The City subsequently consulted to a variety of groups and organisations throughout the feasibility process. The results in general reflected strong support for the new regional aquatic and recreation facility. A full analysis of the consultation is included in the attached documents with summary of consultation provided below.

Initial consultation was conducted by Coffey Sport and Leisure as part of the feasibility study that sought feedback from the following groups:

- SLLC Staff
- SLLC User Groups (Swim Clubs and Court Users)
- State Sporting Associations
- City Administration Staff

The City also conducted some consultation with sporting clubs and residents associations through a workshop held on the 30th August 2012. The general comments provided at the workshop in regards to the facility scope was consistent with what has been designed to date and most comments relate to detailed design considerations for the project. (See attachment 3)

The City has also engaged with a number of State Sporting Associations who have indicated they would support the City in seeking funding submissions through the State Government and Federal Government. Those that attended the information session included:

- Swimming WA
- Master Swimming WA
- WA Water Polo
- Basketball WA
- West Australian Rugby League
- Netball WA



The City will be receiving letters of support from these State sporting bodies by the end of September 2012.

The City also engaged *A Balanced View* Leisure Consultation Services to conduct an online survey of residents. There was an overwhelming response (615) from the survey that again reflected strong support for the proposed development and 77% were likely to be weekly users of the new facility. The findings are outlined in attachment 4 with the following top ten most important components outlined below;

1. Free Form Leisure / Free Swim Pool
2. Gymnasium Weights / Cardio Equipment
3. Kiosk / Cafe
4. Learn to Swim Pool
5. Outdoor Grassed / Picnic Area
6. Indoor Water Playground
7. Indoor 50m Pool
8. Group Fitness Studio
9. Indoor Sports Courts
10. Shallow Water / Toddlers' Pool

These top ten items listed have been included in the design work for the proposed facility with the exception of the indoor 50m pool as this is planned to be located outdoors.

A number of other factors were also subsequently considered:

- *Health and Wellness* – across the southern suburbs there are limited facilities for people requiring specialised rehabilitation facilities. The proposed centre would have hydrotherapy, but it could be modified to include an Allied Health practice. The advantages of this would be that specialist services would be provided and a commercial tenancy added, enhancing the finances of the facility.
- *Universal Access* – while the City has been a leader in providing facilities that provide universal access, this facility has the potential to go well beyond that provided in comparable centres. Concept designs have included this requirement, but have also looked at the opportunity to attract disabled sports. Liaison with the Wheel Chair Sports Association has confirmed this and will be further undertaken if the proposed concept is endorsed by Council.

The combination of the consultation has further reinforced the need to provide a regional level aquatic and recreation facility. Based on the needs analysis and consultation undertaken for this project, the following is recommended as the proposed 'base build' for the aquatic and recreation facility development:



- Outdoor 52m heated lap and competition pool, capable of accommodating Water polo
- Indoor 25m lap pool
- Learn to Swim space
- Leisure Pool
- Water Slide and Splash Pad
- Water Playground
- Hydrotherapy
- Spa, Steam and Sauna
- Café
- Crèche
- Kids Party and Indoor Playground
- Group Fitness and Spin Studios
- Health Club style Gym and Cardio space
- 6 indoor high ball courts including show court and retractable.
- Community Office space
- Allied Health
- Universal Access
- Requisite change and toilet facilities

Integrated Facility Proposal

Fremantle Football Club. The Fremantle Football Club (FFC) is an elite professional sporting club that compete in the Australian Football League (AFL) and entered the national competition in 1995. Following a review of its needs for training and administration facilities, the FFC has determined that its current facilities are well below the benchmark set by rival AFL clubs. To ensure that the club continues to grow and develop, the FFC has recently completed a strategic plan which has four key areas of focus. These four key areas of focus include:

- Football.
- Fans.
- Fundamentals.
- Community

As part of the FFC's strategic planning process the club identified the need to invest in significant infrastructure to bring the standard of facilities to a higher level. FFC's aim is to establish a new state of the art administration, training and community facility and to achieve this; the club has explored a number of potential locations for this to be developed. The Club were made aware of the CCW site and this quickly became a leading alternative option to the proposed redevelopment of Fremantle Oval. The clubs decision to further investigate the Cockburn Central West location is a result of key factors that include;



1. The ability to integrate with a regional aquatic and recreation centre that would include more opportunities for the club to share facilities
2. The ability to expand their membership in a regional area that is booming with a mix of residential and commercial growth for the next 10yrs
3. The ability to have access to a dedicated training oval that is not shared by another semi professional football club and therefore better training conditions and standards could be met
4. The ability to design future growth for its administration as the club expands
5. The ability to integrate better with the community on a regional level due to the centralised location south of the river

Tertiary Education. The integration of tertiary education into the complex is something that has been considered by the FFC and City. In the City's case this objective is consistent with our *Strategic Plan*, while for FFC it would provide for connection to elite athlete training and development. The University of Notre Dame (Australia) was involved in concept planning for its Health Sciences faculty, but has not yet advised if it will progress this further. The City has had an approach from another tertiary institution in the event that the UNDA doesn't proceed.

Advantages of an Integrated Facility. The prospect of an Integrated Facility that included aquatic and recreation, an elite sporting club and a tertiary education institution would be unique in Australia. While some of the east coast AFL clubs have moved to integrate their facilities with community facilities, nothing has been done on the scale being considered.

There would be potential for the CCW site to be a world class facility that would become the benchmark for modern facilities of its kind. The development concept is to incorporate these components into a single integrated facility over multiple levels with the objective of minimising the ground level footprint, maximising capital economies of scale and facility use across the stakeholders while minimising operation costs.

From the City's perspective the key benefits of integration are the opportunity to share infrastructure as well as improve the case for external grant funding. While the FFC would aim to use the aquatic facilities for sports recovery purposes and on some occasions the recreation centre for indoor training, the FFC facilities that would be provided on a reciprocal basis to the City and the community to use include;



- Meeting rooms
- Lecture theatre

There would also be a case for an expanded function centre. While the City's 'base build' proposes to include a small function centre (300m²), the FFC has indicated support for a facility of around 900m². Within the City there is no comparable function centre of this size. Established in an iconic location overlooking the public open space and wetlands, it would also be possible to construct such a function centre so that it integrated with the indoor sports facility, along the lines of the Joondalup Arena.

From a community perspective, FFC would also draw a considerable number of additional visitors into the facility. FFC junior sports development days bring 13,600 students from the metropolitan area and country to the Fremantle Oval, with this figure likely to increase to 16,000 at a new location.

Under the Integrated facility model, some of the elite training and recovery facilities provided by the FFC would also be available for our local elite athletes. Currently these local athletes have no access to elite training facilities south of the river and the provision of these facilities would further enhance opportunities for our local athletes to advance their progress at the elite level.

Within the City of Cockburn since 2006 we have supported over 440 local up-and-coming elite sporting athletes that have represented our State or Australia within their chosen sport through the junior travel assistance program. Some of these athletes have gone on to compete at the highest level for their sports and have been successful in achieving major accolades.

Development of an Integrated Facility would allow the City to submit a much stronger case for Federal and State government funding that otherwise may not be substantial if presented as a standalone facility. The innovation and combination of community, elite sports and education coming together puts any submission for funding in a strong position when compared to other stand alone facilities seeking funding from the same pool.

Concept Plans

The concept plans to date have been designed to allow the City to cost construction of the Regional Aquatic and Recreation Facility on a stand-alone basis and integrated model. The City and the FFC administration have worked together to advance this integrated development and while the FFC is yet to announce its preferred development location, the City is confident the CCW site would be the



preferred location if developed on the integrated basis. Attachments 5 and 6 depict these designs.

Proposed Development Financing

At an estimated construction cost of \$81M, a stand-alone facility based on the 'base build' is more substantive than in the current *Plan for the District*, however, so too is the identified community requirement now more significant.

Increasing the scale of the facility has also required the City to consider how it would be funded. The current *Plan for the District* identified a facility build of \$64.6M with the following funding sources:

- Municipal funds \$45.5M
- Developer contributions \$19.1M

While the concept plan is completed, the final costing of the Integrated Facility has been estimated at \$113M, however this may be subject to change once further detailed planning is completed. It is stressed however, that the concept of the integrated option is to provide the City with more amenity and benefits for its residents, as outlined in the report, without increasing the net cost to the City. Based on this the City will be capping its contribution at \$82M and proposes the following funding mix for this project:

- Municipal funds \$38.7M
- Developer contributions \$24.3M (see note below)
- State funding \$4M
- Federal funding \$15M
- Contingency provision \$7M

The Developer Contribution requirement increases due to the change in the scope of the project. Having identified this need the City can move to amend the provisions of the Developer Contribution Plan (DCP). While the cost will go up, since the City introduced DCA 13 *Developer Contributions for Community Infrastructure*, the number of proposed residents in the City has also increased. The DCP will also be amended to reflect this so the overall contribution is unlikely to significantly increase from current levels.

The sources of State funding that will be sought are from the Community Sports and Recreation Facilities Fund (CSRRF) and Lotterywest. CSRRF applications are required by the end of September and will be linked to those aspects of the project that provide for sports facilities; eg swimming, water polo and indoor courts. Lotterywest funding will be tied to the community spaces; eg meeting spaces and clubrooms.



The Federal funding is being targeted against the Regional Development Australia Fund (RDAF). This fund provides for a maximum allocation of \$15M per project and two rounds have been concluded to date. The City has deliberately not targeted this funding for any of its previous projects, so as to maximise the opportunity for what is likely to be a final round prior to the next election.

It should be noted that the Municipal Fund contribution has been reduced, with a separate allocation for a contingency amount. This will provide for potential variation in grant funds or costs associated with land acquisition. The City's current *Long Term Financial Plan* can readily accommodate these provisions.

The development proposal would require the City to use debt funding for the project. Cash flow forecasting has identified that up to \$25M in debt would be required, with this secured against the future DCP contributions. Neither the debt obligation nor municipal contributions would have a marked impact on future annual budgets or property rates.

In the event that the level of grant funding being proposed is not achieved the City, or this exceeds the contingency provision, the City will consider changes to the design including deferring components.

Development Timeline

Should the project proceed, a general project milestone and estimated completion date is outlined below:

| Milestone | Estimated Completion |
|---|-----------------------------|
| CSRFF Submission | September 2012 |
| Tenders called for Architectural & Specialist Design Services | October 2012 |
| Federal Government Submission | TBA |
| Architectural Tender Awarded | November 2012 |
| Detailed Design Completed | October 2013 |
| Tenders called for Building Construction | November 2013 |
| Site mobilisation | February 2014 |
| Work 50% complete | January 2015 |
| Works 75% complete | June 2015 |
| Work 100% complete | November 2015 |
| Official Opening | February 2016 |

The critical aspects for the City are resolution of the concept so that funding submissions can be commenced before the cut off at the end of September.



Strategic Plan/Policy Implications

Demographic Planning

- To ensure development will enhance the levels of amenity currently enjoyed by the community.

Infrastructure Development

- To construct and maintain community facilities that meet community needs.
- To provide an appropriate range of recreation areas that meets the needs of all age groups within the community.

Lifestyle and Aspiration Achievement

- To facilitate and provide an optimum range of community services and events.
- To identify community needs, aspirations, expectations and priorities for services that are required to meet the changing demographics of the district.

Governance Excellence

- To develop and maintain a financially sustainable City.

Employment and Economic Development

- To plan and promote economic development that encourages business opportunities within the City.
- To encourage development of educational institutions that provides a range of learning opportunities for the community.

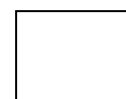
Transport Optimisation

- To achieve provision of an effective public transport system that provides maximum amenity, connectivity and integration for the community.

Budget/Financial Implications

The report and the attachments contain a considerable amount of data on potential capital and operating costs from this proposal. Subsequent to a Council resolution the City will seek to amend its *Long Term Financial Plan* to incorporate these, including amendments to the proposed sources and uses of Reserve funds. The City will also progress the submissions for State and Federal Funding, as have been outlined in the report.

The development of this proposal is not intended to cause a significant impact on the City's current strategies for rating. Debt funding will be required to progress the development, but this has always been the



City's intention with such funds secured against future Developer Contributions.

All other capital projects current proposed as part of the *Plan for the District* can still be accommodated within the life of that plan. However, the timing and scope of each of these will be subject to review, just as with previous iterations of that document.

Legal Implications

Subsequent to a Council resolution on this matter, the section 3.59 of the Local Government Act requirements for a Business Plan will need to be complied with for the further development of this proposal. The City would also look to enter into a Heads of Agreement with the FFC to cover joint requirements for progression of the project. Amendments to DCA 13 *Developer Contributions for Community Infrastructure* will also be progressed.

Community Consultation

As noted in the report, extensive consultation was undertaken as part of the development of this proposal that included; the community groups, sporting groups; residents; State sporting associations and with the Department of Sports and Recreation. The proposed facility is consistent with the needs identified in the Department's *State Aquatic Sports Facility Strategic Plan*.

Attachment(s)

1. Draft Structure Plan
2. Aquatic Highball Facility Feasibility Study - Final Draft Report
3. Community Workshop Key Findings
4. Public Consultation Results from the Aquatic & Recreation Centre Survey
5. Regional Aquatic and Recreation Concept Floor Plans and artist impressions
6. Integrated Facility Concept Floor Plans

Advice to Proponent(s)/Submissioners

N/A

Implications of Section 3.18(3) Local Government Act, 1995

N/A



10. **(MINUTE NO 4872) (SCM 20/09/2012) - RESOLUTION OF COMPLIANCE (SECTION 3.18(3), LOCAL GOVERNMENT ACT 1995)**

RECOMMENDATION

That Council is satisfied that resolutions carried at this Meeting and applicable to items concerning Council provided services and facilities, are:-

- (1) integrated and co-ordinated, so far as practicable, with any provided by the Commonwealth, the State or any public body;
- (2) not duplicated, to an extent Council considers inappropriate, services or facilities as provided by the Commonwealth, the State or any other body or person, whether public or private; and
- (3) managed efficiently and effectively.

COUNCIL DECISION

MOVED Clr C Reeve-Fowkes SECONDED Clr T Romano that the recommendation be adopted.

CARRIED 7/0

11 **(SCM 20/09/2012) - CLOSURE OF MEETING**

MEETING CLOSED AT 7.09PM

CONFIRMATION OF MINUTES

I, (Presiding Member) declare that these minutes have been confirmed as a true and accurate record of the meeting.

Signed: Date:/...../.....

