



Item No: 16.1.1
 File No: 18.65.3.5
 Date: 15 May 2017
 Attachment: A, B

Meeting: Council

Title: Strategic Property – Masterplanning Framework

Responsible Manager: Chief Executive Officer, Kiki Magro

Author: Chief Executive Officer, Kiki Magro

Key Focus Area 3 & 4: Transparent and accountable local tier of Government that is respected for its forward thinking approaches and cross council collaborations;
 Healthy connected and inspired community.

Type of Report: **Decision Required**

Pursuant to Section 83(5) of the *Local Government Act 1999*, the Chief Executive Officer indicates that the matter contained in this report may, if the Council so determines, be considered in confidence pursuant to Section 90(2) of the *Local Government Act 1999* on the basis that the information contained in the attached report is information of the nature specified in subsections 90(3)(d) of the Act being commercial information of a confidential nature and as previously considered by Council in confidence, the disclosure of which would confer a commercial advantage on a third party and that would, on balance be contrary to the public interest.

Recommendation Public

Pursuant to s90(3)(d)

Pursuant to section 90(2) of the *Local Government Act 1999* the Council orders that all members of the public, except the Council's Chief Executive Officer, Kiki Magro, General Manager, Heather Barclay, Manager Planning & Environment, Mark Kwiatkowski, Manager Assets & Infrastructure, Joshua Bowen, Manager Finance, Gary Lewis, Manager Community Development & Engagement, Fiona Deckert, Manager Marketing & Communications, Sonia DeNicola, Manager Customer Experience, Linda Allery, Property & Contract Officer, Allison Down, Protocol Compliance & Governance Officer, Deb Bria & Consultants from Ekistics be excluded from attendance at the meeting for the report titled '*Strategic Property – Masterplanning Framework*'.

The Council is satisfied that, pursuant to section 90(3)(d) of the Act, the information to be received, discussed or considered in relation to this Agenda Item is commercial information of a confidential nature (not being a trade secret) the disclosure of which could reasonably be expected to confer a commercial advantage on a third party that would, on balance, be contrary to the public interest.

Recommendation (Confidential)

That Council:

1. receive and note the report and its Attachments, titled *Strategic Property – Masterplanning Framework*;
2. review, amend and endorse the notes prepared from the Elected Member Workshop held on Wednesday 29 March 2017 appearing as Attachment B;
3. instruct administration to proceed with masterplanning the Levi Caravan Park (and Levi Park) as the first priority within the timeline set out in slide 2 of Ekistics powerpoint presentation and appearing at Attachment A;
4. instruct administration to proceed with masterplanning the Smith St / Fuller St site as the second priority within the timeline set out in slide 2 of Ekistics powerpoint presentation and appearing at Attachment A ;
5. instruct administration to treat the Walkerville Oval Precinct plan as the third priority within the timeline set out in slide 2 of Ekistics powerpoint presentation and appearing at Attachment A;

AND

That administration provide update reports to Council as and when they become available.

Recommendation (Confidential)Pursuant to s.91(7)

That having considered Agenda Item '*Strategic Property – Masterplanning Framework*' in confidence under section 90(2) and (3)(d) of the *Local Government Act 1999*, the Council, pursuant to section 91(7) of that Act orders that the report entitled '*Strategic Property – Masterplanning Framework*' 15 May 2017, relevant to this Agenda Item be retained in confidence until 31 December 2020 or until the matter has been finalised / excepting that Council authorises the release of the minutes to substantive party/parties to enable enactment of the resolution and that pursuant to Section 91(9)(c) of the *Local Government Act 1999* the Council delegates to the Chief Executive Officer the power to review and revoke this Order

and

That Council resolves to end its confidential deliberations pursuant to Section 90(2) of the *Local Government Act 1999* Council and re-admit the public.

Summary

On 20 March 2017, Council was provided with an update on progress in relation to the 27 September 2016 resolutions, noting that commentary on progress was only made to those decision requiring action (and not those resolutions where Council 'received and noted' information reports). Specifically, updates were provided for resolutions **CNC131/16-17, CNC134/16-17, CNC135/16-17, CNC136/16-17, CNC137/16-17, CNC138/16-17, CNC139/16-17** and **CNC140/16-17**.

On 29 March 2017, an Elected Member workshop was held to explore current and potential opportunities associated with the three Council owned sites being Levi Caravan Park (and adjoining public reserve), Smith Street (YMCA) and Fuller Street (Depot site) and Walkerville Oval Precinct.

This report is presented to formally advance development of the masterplanning framework for the three Council owned sites listed above.

Background

At its ordinary Meeting on 27 September 2016, Council made a number of decisions in relation to its Community Land Management Plans (CLMP's) and Lease and Licences.

Council received a report on 21 November 2016 providing an update on progress of the Community Land Management Plans and Leases and Licences.

A further report was provided to Council at its ordinary meeting on 20 February 2017 where Council adopted an amended Community Land Management Plan (CLMP) No 4 Linear Park.

On 20 March 2017, Council was provided with an update on progress in relation to the 27 September 2016 resolutions, noting that commentary on progress was only made to those decision requiring action (and not those resolutions where Council 'received and noted' information reports). Specifically, updates were provided for resolutions **CNC131/16-17, CNC134/16-17, CNC135/16-17, CNC136/16-17, CNC137/16-17, CNC138/16-17, CNC139/16-17** and **CNC140/16-17**.

With respect to resolution **CNC139/16-17**:

"Short term lease (1 year – with up to an additional 12 month notice period to vacate) while Council considers the Walkerville Oval Precinct Master Plan and tests the market for provision of childcare in the Town of Walkerville by open tender for the lease of the premises for the purpose of childcare being operated at the premises in accordance with Council's 18 May 2015 resolution."

the tender process is underway and will close on 8 May 2017.

This report focuses on the following resolutions:

Council Resolution	Description
CNC134/16-17	as it relates to 'reconsideration of the Walkerville Oval Precinct Master Plan'
CNC135/16-17	as it relates to 'administration provide a further report on a preliminary scope for a discussion paper concerning investigating future opportunities for Smith Street and Fuller Street'
CNC136/16-17	as it relates to 'pending consideration of the Walkerville Oval Precinct Master Plan'
CNC138/16-17	as it relates to 'develop a draft scope of works / brief for a Master Plan for Levi Park. This process should include testing the market via a Request for Proposal (RFP) process to determine the management options available'

Council will recall, having been advised on 20 March 2017 (Agenda Item 16.11), that administration engaged Ekistics to assist the Council in commencing the development of a strategic property framework and action plan towards developing master plans for strategic sites around the township. This project also takes into consideration the Walkerville Oval precinct and the Smith Street and Fuller Street site. Council was also advised that a Councillor planning workshop would be held on Wednesday 29 March 2017, to consider the framework and action plan in order to progress this matter. The workshop was held and representatives from Ekistics were present, namely Richard Dwyer and Rebecca Thomas.

Ekistics were appointed following quotes (and interviews) from three suitably qualified and skilled organisations (InfraPlan, Embrace Consulting, Ekistics). Each organisation was asked to provide a proposal and fee to undertake the following (as a guide):

- run, facilitate and participate in a planning sessions to develop a strategic direction / roadmap / process framework for three masterplans, which includes but is not limited to:
 - Sporting Hub Precinct

- Levi Caravan Park
 - Depot site (Fuller St) and YMCA site (Smith St)
- consideration of procurement options for delivery of masterplans, which may include one or a combination of the following:
 - o Early Contractor Involvement (ECI) or
 - o Request For Tender (RFT) or
 - o Request For Proposal (RFP) or
 - o Expression Of Interest (EOI) or
 - prepare the brief and scope of works for masterplans;
 - identify and prepare documentation required to deliver the procurement option selected;
 - ensure that any strategic direction / roadmap framework is in line with Council policies and / or resolutions;
 - provide an indicative budget for each masterplan;
 - consideration of an appropriate timeframe for delivery;
 - identify when public consultation is required and undertake accordingly;
 - confirm what the Ministers position is with regards to master-planning Levi Caravan Park (given schedule 8 of LG Act);
 - oversee and manage the procurement process (which ever option is implemented);
 - develop any governance framework required (decision making, communications, reporting etc)

Discussion/Issues for Consideration

An Elected Member planning workshop was held on Wednesday 29 March 2017. Members were advised that the purpose of the workshop was to explore current and potential opportunities associated with the three Council owned sites being Levi Caravan Park (and adjoining public reserve), Smith Street (YMCA) and Fuller Street (Depot site) and Walkerville Oval Precinct.

In order to understand what the 'potential' opportunities might be and ultimately to deliver tangible long-term benefits to the local community, Ekistics, as part of their powerpoint presentation (Attachment A) provided an overview, by way of a timeline, highlighting the key dates as they relate to the expiration of the YMCA lease, Bowling Club & Sports Club lease and the Levi Caravan Park lease. A number of other critical dates were also identified, namely:

- State Government elections;
- Council Shared Services Depot trial end date;
- Council Caretaker period;
- Local Government elections

Three Elected Members left the room approximately 20 minutes after the workshop commenced and shortly after the consultants presented their second slide (the Strategic Projects – Overview) which focused on the timeline key dates. No other slide was presented thereafter. Notwithstanding this, the workshop continued with the four remaining Members plus the Mayor. Those remaining actively participated in providing the consultants with suggestions and guidance on program timing, constraints and program milestones.

The focus of the workshop turned to focusing on the 'negotiables and non-negotiables' of each of the three sites that may impact on any 'masterplan' or 'future opportunities' considerations.

Whilst an uncommon practice, the author has decided to attach the notes taken from the workshop (**Attachment B**) in order to allow those Members who did not participate to understand the discussion that occurred. Based on the notes taken, those Members present considered that the masterplan for Levi Caravan Park was the first priority followed by the Smith St / Fuller St site.

Administration is seeking formal guidance (by way of a Council resolution) to progress resolutions **CNC134/16-17, CNC135/16-17, CNC136/16-17 and CNC138/16-17.**

Options for Consideration

Option 1

That Council:

1. receive and note the report and its Attachments, titled *Strategic Property – Masterplanning Framework*;
2. review, amend and endorse the notes prepared from the Elected Member Workshop held on Wednesday 29 March 2017 appearing as Attachment B;
3. instruct administration to proceed with masterplanning the Levi Caravan Park (and Levi Park) as the first priority within the timeline set out in slide 2 of Ekistics powerpoint presentation and appearing at Attachment A;
4. instruct administration to proceed with masterplanning the Smith St / Fuller St site as the second priority within the timeline set out in slide 2 of Ekistics powerpoint presentation and appearing at Attachment A ;
5. instruct administration to treat the Walkerville Oval Precinct plan as the third priority within the timeline set out in slide 2 of Ekistics powerpoint presentation and appearing at Attachment A;

AND

That administration provide update reports to Council as and when they become available.

Option 2

That Council:

1. receive and note the report and its Attachments, titled *Strategic Property – Masterplanning Framework*;
2. review, amend and endorse the notes prepared from the Elected Member Workshop held on Wednesday 29 March 2017 appearing as Attachment B;
3. determine the priority for each site with the timeframe in order to develop the masterplans as resolved by Council pursuant to **CNC134/16-17, CNC135/16-17, CNC136/16-17 and CNC138/16-17;**

AND

That administration provide update reports to Council as and when they become available.

Analysis of Options

Option 1, provides for Councils review, amendment and endorsement of its masterplanning framework, priorities and timeframe.

Option 2, provides for Councils review, amendment and revision and also provides for a review of the priority for each site, including the time frame for each masterplanning framework.

Financial Implications

Administration has allocated \$12,000 to undertake the strategic property – masterplanning framework. These funds are covered in the 2016/17 budget.

Community Implications

The community will be engaged in a formal public consultation process as and when advancements to the masterplanning framework are developed.

Governance Implications

Council is required to adhere to *Local Government Act 1999*, requirements as it relates to Community Land. The options listed in this report are in response to delivering on Councils resolutions numbered **CNC134/16-17, CNC135/16-17, CNC136/16-17 and CNC138/16-17**.

Preferred Option & Reasoning

Option 1

It is administration's position that the Option 1 recommendation (herein), provides the most appropriate recommendation at this point. The recommendation is presented for adoption or otherwise.

Attachments

Attachment A	Ekistics presentation at 29 March 2017 Elected Member Workshop
Attachment B	Ekistics notes taken at 29 March 2017 Elected Member Workshop

TOWN OF



WALKERVILLE

Strategic Property Projects

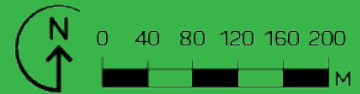


3
WALKERVILLE
OVAL PRECINCT

1
LEVI PARK
CARAVAN PARK
AND ADJOINING
PUBLIC RESERVE

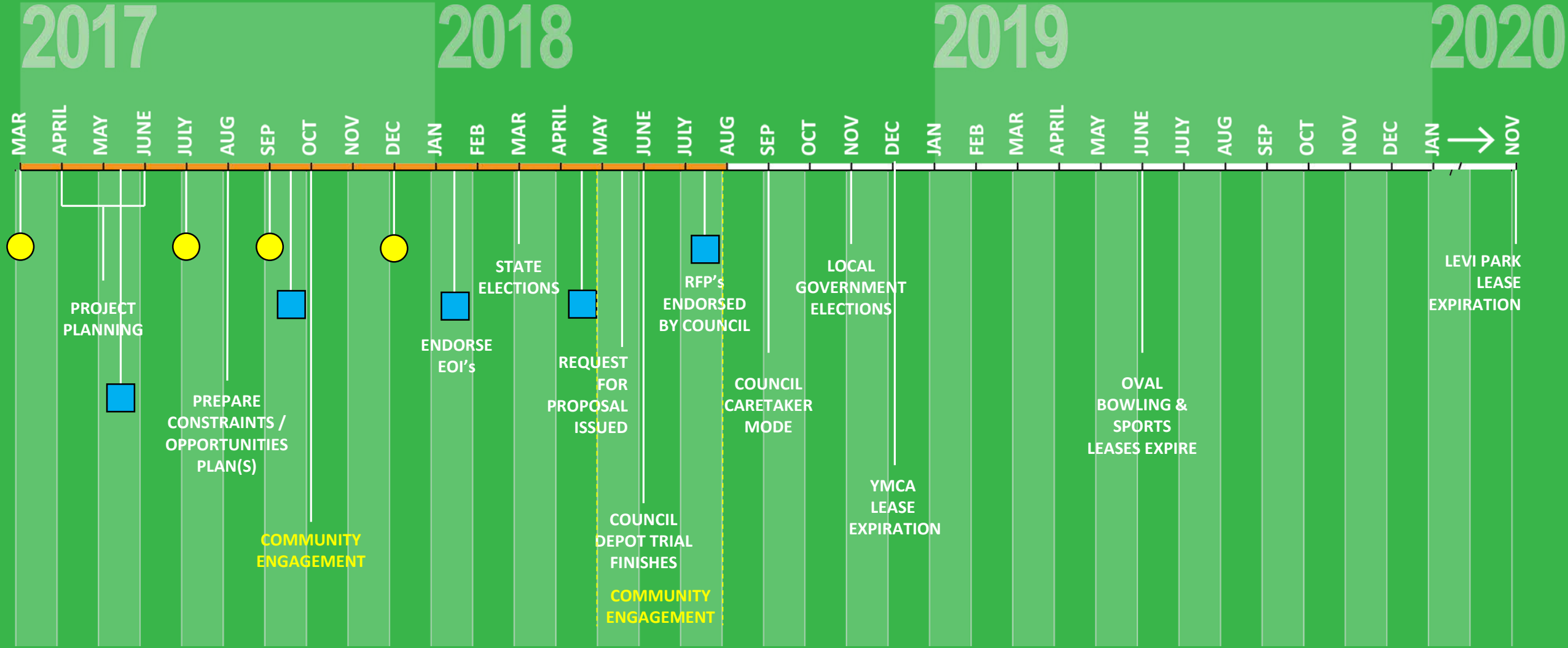
2
SMITH STREET
AND FULLER
STREET SITE

 SUBJECT SITES

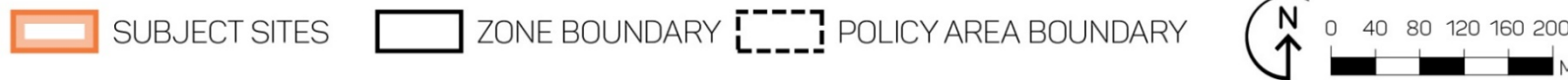
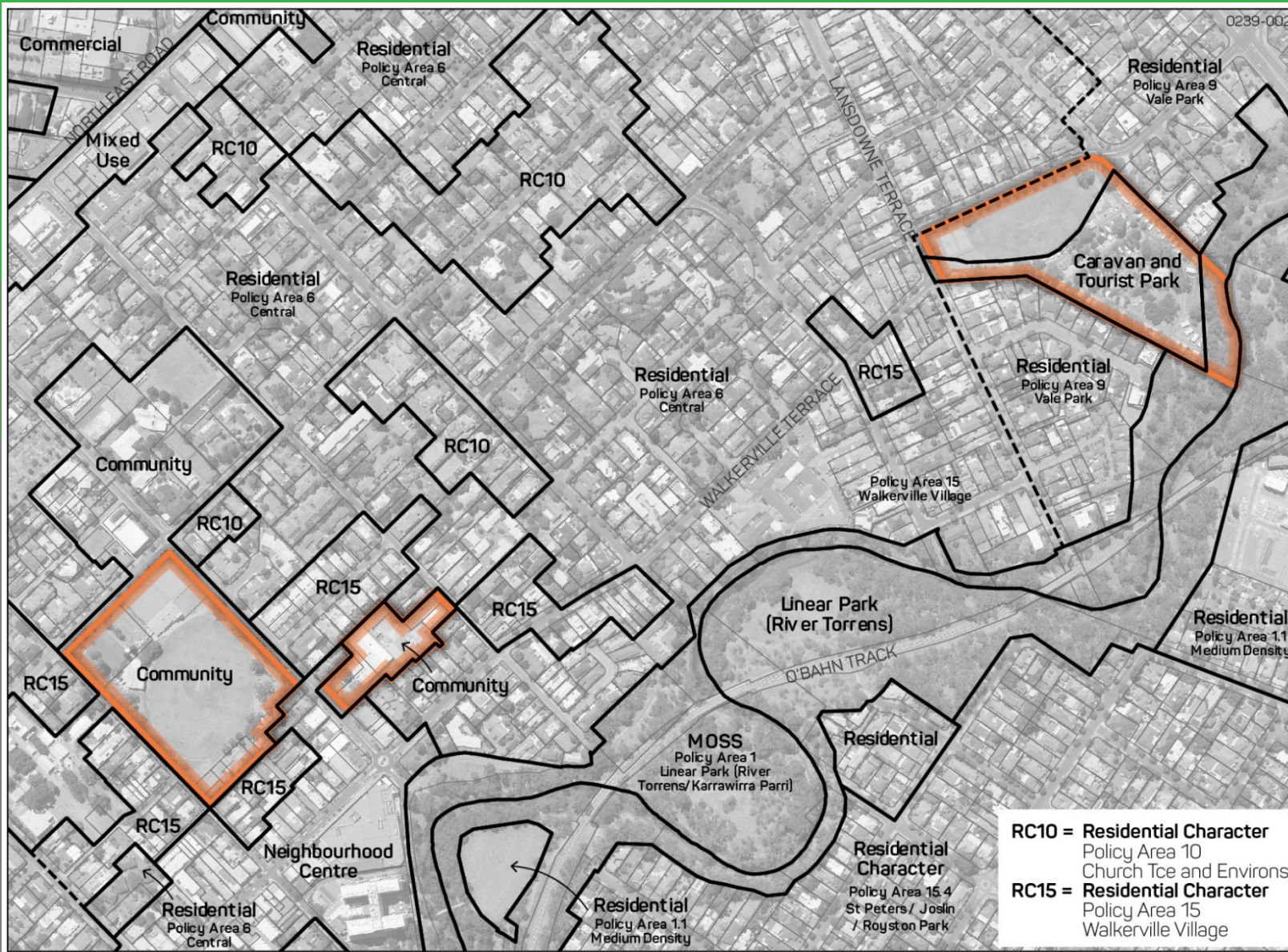


ekistics

STRATEGIC PROJECTS - OVERVIEW



● Elected Member Workshop
 ■ Council Meeting
 — Project Positioning / Endorsement
 — Project Implementation



LEVI PARK - NEGOTIABLES AND NON-NEGOTIABLES – IDEAS?

- Caravan and Tourist Park Zone
 - 40,788m²
 - Community Land (irrevocable status)
 - » Preservation of Moreton Bay fig tree and Vale House
 - » Maintain and preserve caravan park and camping ground
 - » Maintained for benefit of community as a public park
 - » Opportunities and improvements
- River/linear park frontage
- Tourist accommodation?
- Lease expiry – 30 November 2020





SMITH/FULLER - NEGOTIABLES AND NON-NEGOTIABLES – IDEAS?

- Community Zone
 - 8,065m²
 - Part Community Land (YMCA)/ Part Freehold (former Depot)
 - Community Land (sporting, recreational, health, community uses, etc.)
 - » Opportunities and improvements
 - Main Street proximity
 - Two road frontages
 - Depot trial ends June 2018
 - YMCA lease expiry – 31 December 2018

OVAL – NEGOTIABLES AND NON-NEGOTIABLES – IDEAS?

- Community Zone
- 35,707m²
- Community Land
 - » Open space, sporting, recreational and community uses
 - » Opportunities and improvements
- Well used/highly valued asset
- Master planning undertaken in 2015
- Lease expiry – June 2019





3

WALKERVILLE
OVAL PRECINCT

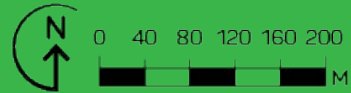
1

LEVI PARK
CARAVAN PARK
AND ADJOINING
PUBLIC RESERVE

2

SMITH STREET
AND FULLER
STREET SITE

 SUBJECT SITES



Town of Walkerville
Strategic Asset Program
Elected Member Workshop #1 – 29 March 2017
Notes from the Meeting (Internal Working Document)

Discussion Items:

1. Project Goals and Objectives

Workshop aim – seek suggestions and input from Elected Members to assist in developing the project program to facilitate the efficient and effective future management of key and strategic assets to support sustainable, equitable and enduring Council-owned operations for the benefit of Walkerville community

2. Program / Timing

Workshopping provided suggestions and guidance on program timing, constraints and program milestones

3. Project Parameters

Workshopping provided suggestions and guidance on negotiables and non-negotiables for each site

3.1 Overarching Negotiables/Non-Negotiables

Non Negotiable:	Negotiable
<ul style="list-style-type: none"> • Don't Sell Assets/land • No revocation of Community Land • Improve services and facilities for community • Need to engage in and/or adopt a "process" and "program" to get there • Ensure a Consultation Strategy / Journey is established • Ensure widespread/genuine consultation on any constraints and opportunities structure plans for any of the sites under consideration • Communication Strategy/inclusion of existing Leases in process is a must • Don't Alienate any group • Income from Sites / Generational equity /Being more sustainable (and not reliant on rates) • Leverage Assets for community services • <u>Levi Park Caravan Park is the First Priority</u> • <u>Smith Street/Fuller Street Site is Second Priority</u> • Undertake BCR • Develop Debt Management Strategy • Maintain open space • Maintain existing services (ie tennis courts) • Ensure access to linear park from Caravan Park • Maintain avenue of trees • Maintain playground 	

3.2 Fuller Street/Smith Street Site Negotiables/Non-Negotiables

Non Negotiable:	Negotiable
<ul style="list-style-type: none"> • Extend Lease term to provide more time for Council & YMCA • Maintain community zone • Appropriate car parking • Design (in line with village character) • Building height to be aligned with Development Plan PA (3 Story) • Undertake BCR • Environmental Management 	<ul style="list-style-type: none"> • Buildings are not a constraint • Develop as split site / or as one • Trees are not a constraint

3.3 Levi Park Caravan Park Site Negotiables/Non-Negotiables

Non Negotiable:	Negotiable
<ul style="list-style-type: none"> • Caravan and Tourist Park Zone • Maintain Community Land Status • Preserve Morton Bay Fig • Preserve Caravan Park and Camping Ground • Maintain same level % of open space • Access to Linear Park (retain) • Access limited to caravan park • Maintain a playground • Maintain palm trees – Avenue of Palms • Existing Lease expiry 30th November 2020 	<ul style="list-style-type: none"> • Determine if the Levi House is in or out • Negotiable on mix of use of accommodation

3.4 Walkerville Oval Precinct Negotiables/Non-Negotiables

Non Negotiable:	Negotiable
<ul style="list-style-type: none"> • Maintain Community Zone • Maintain Oval (sporting, recreational and community use) • Increase open space (soft surface) • Memorial Gardens – per existing plan • Seek funding opportunities 	<ul style="list-style-type: none"> • Negotiable on mix of use of accommodation • Bowling Club -Third rink - negotiable

4. Suggested Next Steps

Review Workshop Notes/ Report to Council to seek formal consideration and propose a suggested Program of Work, including priorities.