



SUPPLEMENTARY AGENDA
FOR ELECTED MEMBERS'
BRIEFING SESSION

Draft Only

to be held at
the Council Chambers, Civic Centre, Dundobar Road, Wanneroo
on 02 May, 2017 commencing at 6.00PM



City of Wanneroo

Briefing Papers for Tuesday 2 May, 2017

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L A T E I T E M S A G E N D A

Item 5 Late Reports

5.1 Strategic Cooperation Agreement and Memorandum of Understanding - Yanchep Beach Joint Venture

File Ref: 11575 – 17/99127
Responsible Officer: Executive Manager Governance and Legal
Disclosure of Interest: Nil
Attachments: Nil

Issue

To consider a delegation from the City of Wanneroo traveling to Japan and Singapore to:

- meet with the board of Yanchep Beach Joint Venture in Japan, including members of the board of Tokyu Corporation, for the purpose of:
 - initiating a review of the Strategic Cooperation Agreement;
 - undertaking discussions to update the strategic Memorandum of Understanding between the City of Wanneroo and Yanchep Beach Joint Venture; and
 - undertaking discussions in relation to the future development of Yanchep and Two Rocks; and
- visit key development sites in both Japan and Singapore that are examples of similar developments in the context of the development proposed for Yanchep and Two Rocks; and
- meet with the Singapore Urban Redevelopment Authority.

Background

Tokyu Corporation, through its wholly owned subsidiary, St Andrews Private Estate Pty Ltd and its joint venture partner, New Orion Investments Pty Ltd, together being Yanchep Beach Joint Venture (**YBJV**), is the owner of over 4,000ha of land in Yanchep and Two Rocks. The land holding extends along the Indian Ocean between Yanchep and the northern extremity of the Perth metropolitan area, and inland to the Yanchep National Park (**Land**). As such, the proper planning and development of this Land is of critical importance to the City of Wanneroo (**City**).

In July 1999, Tokyu Corporation, Yanchep Sun City (a wholly owned subsidiary of Tokyu Corporation), the Western Australian State Government, Western Australian Planning Commission (**WAPC**) and the City of Wanneroo entered into the Strategic Cooperation Agreement (**SCA**) to explore an innovative, integrative approach to:

- Collaborative Private Public Sector Partnering in City Planning and Economic Development;
- urban development based on Best Practice New Urbanism;
- cluster based economic development to create employment opportunities; and
- undertake a feasibility study,

in respect to the development of Yanchep and Two Rocks.

In 2001, State Cabinet endorsed the project and in accordance with the terms of the SCA, established a Strategic Implementation Group (**SIG**) which was co-chaired by Mrs Dianne Guise (then MLA and now Deputy Mayor of the City of Wanneroo) and representatives of Tokyu Corporation. The membership of the SIG also comprised of representatives from

WAPC and the City's Chief Executive Officer. The purpose of the SIG was to meet on a regular basis to coordinate the implementation of the SCA and provide oversight of the development plans for the future Yanchep city, including planning for the City itself, planning for the city in a regional context and job creation. The SIG last met in 2008.

In addition, an executive level committee was also established with members comprising of the Premier, the Chief representative of Tokyu Corporation and the Mayor of the City with the aim of meeting two or three times a year to oversee the project.

In 2003, the City and Tokyu Corporation agreed a co-operation framework which was documented in a Memorandum of Understanding (**MoU**) setting out the 'in principle agreement' between the parties in relation to the joint-initiatives and co-operation for future projects and actions relating to the development of the Land and the local community. The MoU reflected the intentions of the parties but does not confer any legally enforceable rights or obligations.

Also in 2003, Council resolved to establish a joint Advisory Committee with agreement of Tokyu Corporation (**Committee**) to ensure that there were strong levels of co-operation in relation to the planning and development of the Land through the implementation of the MoU.

The Committee acted as adviser to both the Council and Tokyu Corporation on matters of common interest, including being a forum for coordinating and discussing various aspects of the SCA and MoU in relation to the project. In 2009, Council resolved to dissolve the Advisory Committee (the name of which had been changed to Yanchep Two Rocks Project Advisory Group in 2008) because:

1. no meetings were held since 21 November 2006;
2. the District Structure Plans has been conditionally endorsed by Council and were awaiting WAPC's approval; and
3. a strong and effective working relationship between the City and the joint venture partners for the Yanchep Two Rocks project has been established.

In 2006, the State Government (Labor) established the North West Corridor Coordinating Committee to ensure the coordination of economic development and infrastructure planning in the North-West corridor. The SIG prepared submissions for the North West Corridor Coordinating Committee in respect of the project. The North West Corridor Coordinating Committee was dissolved in 2008.

Also in 2006, YBJV was established as the entity to develop the Land.

In accordance with clause 7.4 of the SCA, the SCA is "subject to a review every five years" with reviews undertaken in 2005-06 and again in 2011-12.

Detail

The SCA sets out the following key strategic projects:

1. Retrofit of Two Rocks Town Centre
2. Continue Redevelopment of the Two Rocks Marina
3. Employment Generation through the IDEA Project Feasibility Study
4. Commencement of Residential Development
5. Preparation of Access Study

The MoU sets out the following key strategic projects:

1. Smart Growth Policy and Regional Stewardship
2. Community Engagement
3. Structure Plans
 - a. Southern Workshop and Capricorn Coastal Village Structure Plans
 - b. Preparation of a District Concept Plan, Structure Plan and Metropolitan Scheme Amendment
4. Economic Development
 - a. Innovation, Development, Employment, Application Strategy Project
 - b. City of Wanneroo Economic Development Strategy and Employment Strategy
5. Infrastructure Development

It is clear that some, if not all of these identified strategic projects have either been completed or have evolved into other initiatives with similar objectives. With the dissolution of both the SIG and the Committee, there is limited oversight over the progress of the key strategic projects and it is in the best interests of all parties to implement an appropriate governance framework to ensure the proper and timely planning, and development of the Land.

Consultation

Administration has consulted with YBJV in preparation of this report.

Comment

The Yanchep Two Rocks area is being transformed with Yanchep emerging as a key Strategic Metropolitan Centre in the Perth. Further, Yanchep is identified as a Strategic Metropolitan Activity Centre in State Planning Policy 4.2 – Activity Centres for Perth and Peel.

Yanchep Structure Planning

The importance of major transport infrastructure to Yanchep as a future City centre is recognised in the SCA.

The SCA sought to deliver around 55,000 serviced residential lots with a population of some 148,000 with a regional strategic commercial centre that created significant employment. The SCA recommended that the development should proceed in a manner which:

- is environmentally, socially and economically sustainable;
- recognises and uses world best practice in urban design wherever possible;
- accords with relevant State and Local Government policies; and
- places a high priority on the encouragement of public transport use.

Council endorsed the Yanchep City Centre Structure Plan in 2016 and it is currently with the WAPC awaiting approval. The Yanchep City Centre Activity Centre Structure Plan covers 106 hectares of land and provides for the extension of the underground rail line through the City Centre with a centrally located station which will form an integral transport connection for the catchment area and for the future centres to the north and south. It will incorporate a bus interchange and potentially light rail. The Yanchep City Centre Structure Plan consists of four precincts accommodating a diverse mix of land uses. These are the city centre core; business mixed use and education precinct; tertiary education precinct and a sport and health precinct.

Council's Advocacy Position

The primary objective of Council's Advocacy Plan is to advocate for and promote key strategic priorities and projects within the City of Wanneroo and the North Metropolitan Sub-Region to the State and Federal Governments, government agencies and stakeholders to:

- secure funding support; and/or
- influence or support policy development, change or review; and/or
- promote the Region in a State, Federal and International context.

The City has and continues to proactively advocate at a State and Federal Government level and with key stakeholders for the needs of the local community across several key projects including:

- provision of rail to Yanchep by 2020;
- extension of the Mitchell Freeway to Romeo Road;
- purchase of regional active open space land acquisition by the State Government; and
- investment in employment generating infrastructure and activities.

Considering the change in State Government as a result of this year's election and the new State Government's focus and promises of delivering key transport infrastructure in the northern growth corridor, it is now an opportune time to continue with this momentum and initiate a review of the SCA and to update and renew the MoU. By renewing the MoU, the City will ensure contemporary alignment of the City's and YBJV's intention, vision and objectives in relation to the planning and development of the Land and more importantly the Yanchep City Centre Structure Plan and Council's Advocacy Position.

In order to achieve this objective, the City's delegation being the Mayor, CEO, Deputy Mayor (former State Parliament Member for Wanneroo and who was also the Chair of the SIG) and Director of Planning and Sustainability (who will provide expert planning advice in relation to negotiating the terms of the MoU) will travel to Japan and Singapore to meet with the board of directors of YBJV and members of the board of Tokyu Corporation at their invitation. The purpose of the meeting will be to initiate a review of the SCA and also commence negotiations to update and renew the MoU giving due consideration to the strategic projects already delivered but more importantly, the future strategic projects ensuring alignment with the key transport infrastructure projects identified by the State Government for the northern growth corridor. Further, this will also provide an opportunity for the City's delegation to visit key developments undertaken by the Tokyu Corporation and their partners (including owners of New Orion Investments Pty Ltd) and other developers, in both Japan and Singapore that centre on utilising transport infrastructure, in particular a train station, to activate town centres. Such developments are known in Perth as Transit Oriented Developments with examples in the Perth context in the suburbs of Subiaco and Wellard. However, the proposed development for Yanchep is both distinct and unique considering that Yanchep is a new strategic metropolitan activity centre and this will be the first Transit Oriented Development focused on a city and not a suburb.

It is proposed that the City's delegation travel to Japan and Singapore in July 2017 however confirmation will be received from YBJV in due course in relation to the specific dates. A draft itinerary has been discussed with YBJV and is set out below:

Destination and Day	Agenda
Tokyo Day 1	<p data-bbox="544 1767 1391 1834">Meeting with YBJV Board of Directors (including members of the Tokyu Corporation Board of Directors)</p> <p data-bbox="544 1843 1102 1877">Visit to Shibuya Hikarie Redevelopment</p> <p data-bbox="544 1886 1391 2042">Shibuya Hikarie is a mixed use/retail activity centre providing a similar context to which Yanchep will provide as a strategic metropolitan centre in a Perth context. Shibuya Hikarie is located approximately 11 kilometres from Tokyo CBD and is serviced by a heavy rail line linking the Tokyo CBD. The Shibuya</p>

Destination and Day	Agenda
	<p>Hitiarie provides a retail, commercial residential and cultural hub for the area similar to the role Yanchep will provide in the north west corridor.</p> <p>Whilst visiting Shibuya Hikarie, there is an opportunity for the City's delegation to visit the Australia Embassy Marketing Office of the Federal Government Trade and Investment Agency, which is located nearby. The purpose of the meeting would be to identify tangible investment opportunities for the Yanchep Two Rocks area.</p> <p>Visit to Futako Tamagawa Project</p> <p>Futako Tamagawa opened as a suburban shopping centre in 1969. Futako Tamagawa is located in Setagaya on the north east bank of the Tarra River and is serviced by a station linking to Tokyu CBD. The activity centre provides a mix of retail, business, commercial, cultural and residential and is located approximately 20 kilometres from Tokyo CBD.</p>
Tokyo Day 2	<p>Visit to Tama Garden City</p> <p>Tama Garden City is serviced by the Denen Toshi rail line in Tokyo's Tama area is the largest and widely viewed as the most successful land development ever undertaken by a private railway company in Japan. From 1960 to 1984, the Tokyu Corporation used a 22-kilometer rail line to transform a vast, hilly, and scarcely inhabited area into a planned community of 5,000 hectares and nearly half a million residents. Tama Garden City is an amalgam of interconnected new towns that stretches along a 15 to 35 kilometre band southwest of Tokyo that traverses four cities. The development of Tama Garden City provides a similar context to the development of the Yanchep Two Rocks District Structure Plan area, which will deliver a community of over 220,000 residents and includes a new strategic metropolitan centre, a secondary centre and 4 new district centres. Tama Garden City is located approximately 36 kilometres from Tokyo CBD.</p> <p>Round-up Meeting on the Yanchep Two Rocks Project Implementation Model</p>
Singapore Day 1	<p>Meeting with Singapore Urban Redevelopment Authority</p> <p>Singapore Urban Redevelopment Authority (URA) is the national urban planning authority in Singapore. The City's delegation will be meeting a senior representative of the URA to discuss their approach to master planning and provide an opportunity to look at and discuss development of strategic activity centres. In particular, the approach to the planning and implementation of Marina Bay.</p> <p>Visit to Marina Bay Project (including a viewing of public housing and urban development, policies and approaches to urban renewal)</p>

Further, acknowledging that the key strategic objectives for Yanchep and Two Rocks are shared by the City and the State Government, the City has liaised with the Department of Planning in relation to key representatives from the Department of Planning accompanying the City's delegation and will also liaise with other relevant State Governments for the same purpose.

Statutory Compliance

There are no statutory compliance requirements in respect of this report.

Strategic Implications

The proposal aligns with the following objective within the Strategic Community Plan 2013 – 2023:

“4 Civic Leadership - Working with others to ensure the best use of our resources.

4.2 Working With Others - The community is a desirable place to live and work as the City works with others to deliver the most appropriate outcomes.”

Risk Management Considerations

There are no existing Strategic or Corporate risks within the City's existing risk registers which relate to the issues contained in this report.

Policy Implications

There are no policy implications in respect of this report.

Financial Implications

YBJV has extended an invitation to the City's delegation to travel to Japan and Singapore. The City will cover all of the delegation's costs which are estimated to be between \$4,000 and \$8,000 per delegate.

Voting Requirements

Simple Majority

Recommendation

That Council:

1. **APPROVES** the City of Wanneroo delegation being the Mayor, Chief Executive Officer, Deputy Mayor and Director Planning and Sustainability, to travel to Japan and Singapore to meet with the board of Yanchep Beach Joint Venture (and members of the board of Tokyu Corporation) for the purpose of:
 - a. initiating a review of the Strategic Cooperation Agreement between the City of Wanneroo, Yanchep Beach Joint Venture and other relevant parties;
 - b. negotiating the terms to update and renew the Memorandum of Understanding between the City and Yanchep Beach Joint Venture; and
 - c. providing an opportunity for the Yanchep Beach Joint Venture to demonstrate to the City of Wanneroo, city centre developments in Tokyo and Singapore that align with the objectives and vision for the development of Yanchep and Two Rocks.
2. **NOTES** that new revised Memorandum of Understanding will be presented to Council for endorsement.

Attachments: Nil

5.2 Appointment of Delegate to the West Australian Local Government Association (WALGA) North Metropolitan Zone

File Ref: 124 – 17/134819
 Responsible Officer: Director Corporate Strategy and Performance
 Disclosure of Interest: Nil
 Attachments:

Issue

To consider the appointment of a delegate to the West Australian Local Government Association (WALGA) North Metropolitan Zone Committee.

Background

As a result of Sabine Winton being successfully elected as the Member for Wanneroo to the Western Australian State Parliament at the election held on 11 March 2017, Sabine Winton is disqualified from holding the office of Councillor. Sabine Winton was appointed as a Delegate to the WALGA North Metropolitan Zone Committee in 2015. As Sabine Winton no longer holds the office of Councillor, her appointment as Delegate is no longer valid. This leaves a Delegate vacancy on the WALGA North Metropolitan Zone Committee.

Detail

WALGA State Council is the voice of local government in Western Australia and advocates on behalf of the State's local governments and negotiates service agreements for the sector. It is not a government department or agency. Each of the Zones elect a State Council representative and deputy representative at the 2015 November Zone meetings.

The West Australian Local Government Association (WALGA) North Metropolitan Zone presents issues from the Cities of Wanneroo, Joondalup and Stirling to WALGA State Council. Council appoints four Elected Members as delegates and four Elected Members as deputy delegates to the WALGA North Metropolitan Zone with each deputy delegate being a deputy for a specific delegate. Sitting fees are not paid for Zone meetings.

The Council's current representatives on the WALGA North Metropolitan Zone Committee are as follows:

Delegate	Deputy Delegate
Mayor Roberts	Cr Driver
Cr Zappa	Cr Parker
Cr Cvitan	Cr Aitken
Vacant	Cr Treby

Comment

Due to the Delegate vacancy arising from Sabine Winton's election to State Parliament, the Council is requested to nominate a new Delegate to the WALGA North Metropolitan Zone Committee.

In the event that a current Deputy Delegate is appointed as the new Delegate, then Council is required as part of this resolution, to also appoint a new Deputy Delegate to fill any vacancy that arises.

Should more than one nomination be received for any vacancy, then a vote will be conducted by a show of hands.

Statutory Compliance

Nil

Strategic Implications

The proposal aligns with the following objective within Strategic Community Plan 2013 – 2023 :

“4 Civic Leadership - Working with others to ensure the best use of our resources.

4.3 A Strong and Progressive Organisation - You will recognise the hard work and professionalism delivered by your council through your interactions and how our community is developing.”

Risk Management Considerations

There are no existing Strategic or Corporate risks within the City's existing risk registers which relate to the issues contained in this report.

Policy Implications

Nil

Financial Implications

Nil

Voting Requirements

Absolute Majority

Recommendation

That Council:

- 1. BY ABSOLUTE MAJORITY APPOINTS the following Elected Member to the West Australian Local Government Association (WALGA) North Metropolitan Zone Committee in accordance with their Terms of Reference where applicable:**

One Delegate

- 2. in the event that a current Deputy Delegate is appointed as the new Delegate in part 1 above, BY ABSOLUTE MAJORITY APPOINTS a new Deputy Delegate to fill any vacancy that arises;**
- 3. REQUESTS that Administration notify WALGA of the resolution made on this Item.**

Attachments: Nil