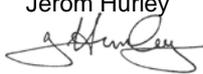


9.4.6 GROWTH PLAN AND BUSINESS CASES FOR JURIEBAY PREPARED UNDER REGIONAL CENTRES DEVELOPMENT PLAN (SUPERTOWNS)

Location: Juriebay
Applicant: Shire of Dandaragan
File Ref: 2717
Disclosure of Interest: None
Date: 17 February 2012
Author: Jerom Hurley
Signature of Author: 

Senior Officer: Tony Nottle, Chief Executive Officer
Signature of Senior Officer: 

PROPOSAL

To consider adoption of Growth Plan and draft Business Cases for Juriebay under the Regional Centres Development Plan (Supertowns).

BACKGROUND

The Minister for Regional Development and Lands launched the \$85.5M SuperTowns program on 7 July 2011. Nine towns in the southern half of Western Australia, including Juriebay, were identified as SuperTowns; well placed to benefit from a forecast doubling of the State population over the next 40 years. On 30 September 2011, the Minister announced that the program would be rolled out in two phases:

- Phase 1 - \$5.5M for planning
- Phase 2 - \$80M for priority project implementation

A condition of receiving Phase 1 funding and a pre-requisite for eligibility for Phase 2 funding was that a growth plan be prepared to identify economic drivers, services, amenities and infrastructure needed to reach and support the town's growth potential. There are guidelines setting out the general structure of a growth plan and matters to be addressed and these will be used by the Government Assessment Panel to assess the merits of growth plans in supporting funding applications. The Growth Plan for Juriebay follows these guidelines.

Initially the Shire worked with the Wheatbelt Development Commission to prepare a submission for Phase 1 funding. The Shire received \$408,500 for planning projects. The funding the Shire received did not cover all projects the Shire had requested funding for. One of the major projects not funded initially was preliminary design for Town Centre infill sewer. Project budgets were adjusted to not exceed total funding allocation. Draft project briefs were prepared for each project and referred to the Local SuperTowns Project Team for review and endorsement. A streamlined but scrupulous recruiting process was undertaken to select consultants to work on the project. This process involved:

- Gaining a clear understanding of the work required through

- preparation of project briefs
- Using networks and knowledge from previous experience to identify potentially suitable consultants and determine reasonable budgets for project work to be undertaken
- Enquiring further with independent experts in the particular field and other important stakeholders regarding the suitability of particular consultants for the work required
- Discussing the suitability of particular consultants with the Project Team
- Discussions with targeted consultants regarding their capacity to do the work
- Review of consultant submissions
- Contract negotiation with individual consultants

Following discussions with a number of consultants about working on the project and negotiations with selected consultants about the scope of works, the following list of consultants were appointed in early November 2011 to work on the growth plan. Appointment of consultants was authorized by Council at its meeting held on 27 October 2011.

Company	Project(s)
Eaton & Passarelli Town & Regional Planning	Growth Plan and Coastal Settlement Strategy
JDSi Consulting Engineers	Infrastructure
Pracsys Consulting	Economic Development
Verso Consulting	Health Planning
Saleeba Adams Architects	Precinct Design and Development

Subsequently a further \$186,500 was allocated to Phase 1 of the project. This funding was allocated for the following projects:

- Preliminary sewerage design and costing for Jurien Bay
- Finalization of Growth Plans
- Reinstatement of 5% Phase 1 funding previously removed by RDL

A Request for Quotes on the preliminary sewerage design project was advertised on 11 February 2012. It is expected that a consultant will be appointed to this project in the first week of March. This decision will be made via a Special Meeting of Council. The consultants will be required to provide cost estimates by 30 April 2012, to be submitted to Government in support of the funding request for this project. Growth Plan finalization and reinstatement funding has largely been absorbed into expanded project costs for the Consultancy Team based on work required, although there is still some funding remaining from this second allocation to finalize the growth plan. The Department of Regional Development and Lands has indicated that there is likely to be additional funding allocated to finalize growth plans and business cases. It is intended to use some of this funding to finalize

business cases.

There is a standardized governance structure that applies across all SuperTowns. A compatible local governance structure was formed early in the process for the Jurien Bay SuperTown project. The local governance structure comprises:

A Project Team	Shire representatives, key local stakeholders and Regional representatives of State Government agencies responsible for delivery of the SuperTowns program
A Community Reference Group	A cross-section of representatives from the local community and regional catchment communities

The Chairman of the CRG is a member of the Project Team to ensure an appropriate amount of information flows between the two groups. The Shire CEO is also a member of both groups. The role of the CRG in preparing the Growth Plan was to articulate priority projects on behalf of the community. This was an extremely important but challenging task, particularly given the timeframe. This task was made much easier, however, through the alignment of the strategic community planning workshops, which captured community opinion about Jurien Bay's strengths, weaknesses, opportunities and threats and the interrelationships between Jurien Bay and surrounding communities.

CRG priorities

Project	Priority	Rationale
Infill Sewage	Overarching	Underpins all future development. Lays the foundations to attract significant private and public investment
Health/Nursing Home	1	Has the greatest potential to increase economic growth immediately and cater for a market sector that is set to expand across the region. Integrate with other facilities in the Health Precinct
Education Precinct	2	Integrated Education/Civic Precinct providing a broad range of vocational, online and in person education opportunities that foster community retention. Structure plan identifying immediate priority of an Information Technology Centre servicing the needs of the school and broader community and construction of that facility
Health Precinct	3	Integrated aged care/health precinct to meet needs of Central Coast. Preparation of immediate and long term plan for health centre expansion. Primarily WA Country Health responsibility
Civic Precinct	4	Increasing demand for community services. Civic Precinct development plan integrating DEC, law enforcement, Fisheries and other Govt depts. Long term plan with multiple stages. Stage 1 multi-purpose building accommodating Visitors Centre, CRC, library,

The Project Team is responsible for overseeing the work of the consultants, ensuring the growth plan and business cases align with SuperTowns guidelines and giving Jurien Bay the best possible chance of capitalizing on growth opportunities. The acceptability of the consultants' work as the basis of receiving payment is determined by the Project Team.

Since this project commenced:

- The Consultant Team has generally met every week;
- The Project Team has generally met every two weeks;
- The CRG has generally met every alternate week to the Project Team;
- The Consultant Team has met with and presented to the Project Team twice, and to the CRG and Council twice; both times in Jurien Bay.

To be eligible for Phase 2 funding, growth plans prepared in accordance with SuperTowns guidelines must be lodged with the Department of Regional Development and Lands by 6 March 2012.

The Growth Plan and Business Cases are presented to Council for consideration and adoption prior to being submitted to the Department of Regional Development and Lands on or before 6 March 2012. The Growth Plan and Business Cases will then be presented to Government as the basis for seeking Royalties for Regions funding for priority projects that will stimulate and sustain economic and population growth in Jurien Bay.

Business Cases have been prepared for the following priority projects for Jurien Bay:

- Health Precinct Development Plan
 - Health Precinct Plan
 - Aged Care Initiative
 - Development approvals and site preparation
 - Construction
 - Health Centre Expansion
 - Wellness Centre
- Future City Centre Enhancement Project
 - Civic Precinct Stage 1 Development
 - Future City Centre Infill Sewer Project
 - Bashford Street Enhancement
 - Design Guidelines
- Public Space Enhancement
 - Completion of Dobbyn Park Foreshore Project
 - Public Precinct Concept Plans
- Industry Growth Plan – Food Processing and Tourism

Business cases emailed to Councillors on 14 February 2012 for the Aged Care, Civic Precinct and Infill Sewer still form the basis of recommended funding requests. As a result of requests from

the Jurien Bay SuperTown Project Team on 16 February 2012, these projects have been incorporated into business cases that better explain the context to these projects and frame them in broader strategies for Jurien Bay' s future.

COMMENT

Growth Plan

The Growth Plan is separated into two volumes:

Volume 1: Analysis, Integrated Strategy and Spatial Plans

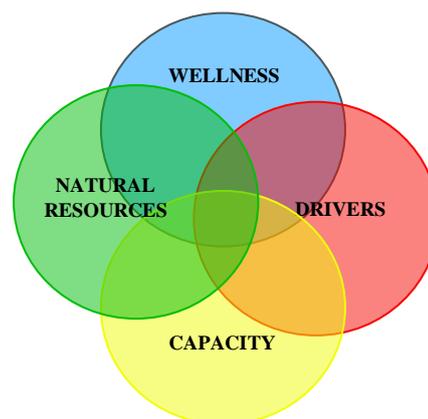
Volume 2: Feasible Implementation Plan

Volume 1 of the Growth Plan describes Jurien Bay in its context, identifies key drivers and pressures that will influence growth potential, sets out a vision, goals and objectives for Jurien Bay that will stimulate and sustain economic and population growth and, based on all of this analysis, presents a simple image that captures the interaction of the four key elements upon which the attraction and capacity of Jurien Bay is founded.

Vision

Jurien Bay – a Regional City of 20,000+ on the Turquoise Coast, which is based on continuously improving the wellness of its community and the economic development of the region, and protecting the unique and diverse environment that provides its natural setting.

Jurien Bay Integrated Strategy



Volume 1 then translates this technical analysis into spatial plans for the entire study area at a broad scale (from Hill River to North Head), as well as the City Centre as a future focus of activity. Five target population scenarios (2,500, 5,000, 10,000, 20,000) have been used as the basis for determining the capacity to support, and the need to drive future growth. Timeframes were not assigned to population scenarios because this could be viewed as

either overly conservative or overly optimistic. It was decided instead to focus on getting the settings for growth right and then track progress towards those targets, both in terms of growth indicators and capacity and wellness measures.

Volume 2 of the Growth Plan summarizes the key findings of Volume 1 as the basis for setting out priority projects and assembling a Feasible Implementation Program (FIP). Important matters such as governance and monitoring and review are also addressed but the key section is the FIP, which sets out timeframes and cost estimates for a raft of planning and capital works projects identified as being required for, or contributing to Jurien Bay realizing its SuperTown vision.

In addition to priority projects, the FIP recommends projects to address a range of constraints and opportunities including:

- future power supply, aviation and telecommunications infrastructure upgrades;
- community development strategies;
- establishment of a Wellness Centre and expansion of the Health Centre;
- a City Centre Enhancement Project;
- a Scheme Review; and
- a future waste management plan including identification of a new regional landfill site.

Business Cases

The draft Business Cases referred to Councillors on 14 February 2012 were prepared for the following priority projects. The projects and some information on project costs and Shire contributions for each business case are set out in the table below. It should be noted that this information is a summary of draft business cases as they were at the time of sending out to Councillors and that since then there have been modifications in response to requests from the Project Team. Updated business cases will be tabled at the Council meeting and any important revisions will be highlighted.

Project	Requested R4R Funding	Shire Contribution	Value of Shire Contribution	Total Project Cost
1. Land for Residential Aged Care	\$686,650	Approval fees	\$7,500	\$1,844,150
2. Civic Precinct Stage 1 Development	\$7,785,000	In kind project management and landscaping contribution	\$200,000	\$8,195,000
3. Town Centre Infill Sewerage Project	\$10,000,000	Contribution Scheme	\$6,000,000	\$4,000,000
4. Industry Growth Plan Food Processing and Tourism	\$250,000	Nil	0	\$250,000
	\$18,721,650		\$6,207,500	\$14,289,150

Aside from the benefits to the community of undertaking these projects, they have the following benefits in terms of a funding proposition:

- Projects 1, 2 and 3 are community priorities
- Project 4 has the capacity to stimulate growth, the highest weighted project evaluation criterion for the SuperTowns Assessment Panel.
- The value of the land for the Residential Aged Care facility is the major cost for that project, which does not require capital investment from the State.
- The land upon which the Civic Precinct development is to occur is owned by the Shire so acquisition does not form part of the project costs
- Introducing an infrastructure contribution scheme under the Shire's local planning scheme will allow the Shire to recover over half the initial cost of the infrastructure investment from private landowners who benefit at a lower cost than installing their own private pump station

The Project Team requested the business case for the Aged Care be framed within the vision and a business case for the Health Precinct. Similarly, the Project Team requested the business cases for the Civic Precinct and Infill Sewer be framed within the vision and a business case for a Future City Centre Enhancement Project. More emphasis on the Visitors Centre function of the Civic Precinct was also requested.

- Health Precinct Development Plan
 - Health Precinct Plan
 - Aged Care Initiative
 - Development approvals and site preparation
 - Construction
 - Health Centre Expansion
 - Wellness Centre
- Future City Centre Enhancement Project
 - Civic Precinct Stage 1 Development
 - Future City Centre Infill Sewer Project
 - Bashford Street Enhancement
 - Design Guidelines
 - Public Space Enhancement
 - Completion of Dobbyn Park Foreshore Project
 - Public Precinct Concept Plans
- Industry Growth Plan
 - Food Processing
 - Tourism

As can be seen, there are now only three business cases, although two are very strategic projects involving many stages and components. The benefits of this approach are that it gives the Assessment Panel an understanding of the long term vision for key spatial and functional elements of Jurien Bay (ie. the Future

City Centre and Health Precinct) and a full suite of projects within those elements. This then gives the Government more flexibility to allocate funding based on the broader concepts if it wishes and specify the projects within the broader elements it is funding under the Supertowns program. Having said that, the business cases are very specific about the projects the Shire is seeking funding for.

CONSULTATION

The Jurien Bay community first had input into the growth plan preparation via the Strategic Community Planning workshops in 2011. The Community Reference Group has represented the community in feeding information into the growth plan on community priorities. The Consultant Team has presented to the Community Reference Group and Councillors on two separate occasions and has taken on board feedback.

There is a need to consult the community regarding things that have happened since the Strategic Community Planning workshops and the projects being presented to the Government for SuperTowns funding.

STATUTORY ENVIRONMENT

Various

POLICY IMPLICATIONS

There are policy implications relevant to this item.

FINANCIAL IMPLICATIONS

Grants funding from State Government.

STRATEGIC IMPLICATIONS

Regional Centres Development Plan (SuperTowns)

ATTACHMENTS

Circulated with the agenda are the following items relevant to this report:

- Extracts from the Jurien Bay SuperTown Growth Plan
- Extracts from the Future City Centre Plan

Full copies have previously been distributed to Council.

(Marked 9.4.6)

VOTING REQUIREMENT

Simple majority.

OFFICER RECOMMENDATION

That Council resolve to:

- 1. adopt the Growth Plan and Business Cases for Jurien Bay, subject to revisions required to finalize the documents, as the basis of making requests for funding under the Regional Centres Development Plan (SuperTowns), in accordance with requirements set out in related guidelines;**

and

- 2. communicate to the community what has happened since the Strategic Community Planning workshops and the projects subject of SuperTowns funding requests.**