



**MINUTES OF MEETING OF JOINT COMMISSIONERS
HELD ON 24 NOVEMBER 1998**

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CITY OF JOONDALUP

MINUTES OF MEETING OF THE JOINT COMMISSIONERS HELD IN
WANNEROO CIVIC CENTRE, CIVIC DRIVE, WANNEROO, ON TUESDAY,
24 NOVEMBER 1998

ATTENDANCES

Commissioners:

C T ANSELL	Chairman
H MORGAN, AM	Deputy Chairman
R M ROWELL	
M C CLARK-MURPHY	
W BUCKLEY	

Officers:

Chief Executive Officer:	L O DELAHAUNTY
Director, Resource Management:	J B TURKINGTON
Director, Technical Services:	R McNALLY
Director, Community Development:	C HALL
Acting Director, Development Services:	R FISCHER
Acting Director, Strategic Planning:	J KIRTON
Manager, Division Taskforce:	B PERRYMAN
Manager, Executive Services:	K ROBINSON
Manager, Council Support Services:	M SMITH
Publicity Officer:	L BRENNAN
Committee Clerk: J AUSTIN	
Minute Clerk:	S BRUYN

In Attendance

Chief Executive Officer	
Shire of Wanneroo:	K WHITE

APOLOGIES AND LEAVE OF ABSENCE

Nil

There were 28 members of the Public and 2 members of the Press in attendance.

The Chairman declared the meeting open at 1800 hrs.

PUBLIC QUESTION TIME

The following questions, submitted by Mr S Magyar of Drummer Way, Heathridge were taken on notice at the Meeting of Joint Commissioners held on 10 November 1998:

In relation to CJ223-11/98 - Review of Delegation of Development Control Powers:

Q1 Can the Commissioners explain how this delegation of power, down to the officers, will enhance open and accountable local government in Joondalup and Wanneroo?

A1 Whilst the aim of the Local Government Act is to provide for open and accountable Government, both the Local Government Act and the City's Town Planning Schemes allow for extensive delegation of decision making by the Council. All delegated planning decisions are reported to Council and will provide for faster decision making in response to customer needs.

Q2 The report states:

"The recommendation also provides an ability for any Commissioner/Councillor to call in applications of significance or other interest and does not preclude any matter being referred to the Joint Commissioners/Council if considered necessary."

How will a Commissioner or Councillor know that an application is significant or of other interest, if the application is not reported to the Commissioners or Councillors?

A2 It is expected that ward Councillors, the relevant portfolio Councillor or Commissioner would be kept informed of local and important issues by applicants and the community.

Matters of a controversial or strategic nature would be referred to the Council in any case.

Q3 How will a person who has lodged an objection know that their objection has been properly considered, if the application is not the subject to a publicly available report to the Commissioners or Councillors?

A3 All submissions on planning applications whether referred to the Council or to a delegated officer are recorded and assessed in the same manner. The only difference is the decision-maker.

Q4 As information will be withheld from the people ultimately responsible of the administration of the City, that is the Commissioners or Councillors, can the Commissioners assure the residents of Joondalup and Wanneroo, that this new process will not create another Manakoora Rise, which the Minister for Local Government described as "terrible indictment of the City of Wanneroo"?

- A4 The City has dramatically changed its approval processes for both single residential and other forms of development over the past year and has reviewed its major policies and practices. Any matter which involves a discretion under the Residential Planning Codes is dealt with pursuant to the requirements of the Town Planning Scheme.
- Q5 *Currently the state of the road verges on Marmion Avenue and other major roads is terrible. Dried out winter weeds are becoming a fire hazard. When will the Council mow the weeds?*
- A5 Arterial road medians and verge mowing is currently eight working days behind schedule. This has occurred due to the late rainfall during September and regrowth of annual weeds. Marmion Avenue is the major area of mowing to be completed. Work is in progress and completion is listed for 17 November 1998.
- Arterial roads have been mown four times this financial year, in accordance with the normal cycle.
- Q6 *The weeds have now gone to seed, so the problem will be much worse next year. Will the Commissioners ensure that the City develops a proper weed management program for its major roads and parks?*
- A6 Annual weed growth has been prolific this year due to ideal rainfall and weather conditions. Additional controls can be achieved by increasing the use of herbicides. Parks Landscaping Services has endeavoured to reduce its herbicide usage this year by 10%, as per the Business Plan. This objective will be reviewed on 1999/2000.

The following question, submitted by Mr V Harman of Ocean Reef was taken on notice at the Meeting of Joint Commissioners held on 10 November 1998:

- Q1 *At the Meeting of Joint Commissioners held on 27 October 1998 during the Premier's visit, mention was made of the possible extension of the freeway and the railway? Was any indication given as to the degree of extension or likely dates?*
- A1 The Government has expressed an interest in both extensions, however, is not in a position to talk likely dates at this stage.

The following questions were submitted by Mrs A Hine of Dundobar Road, Wanneroo:

- Q1 *Ref CJ247-11/98 - Could Council look at funding a 3 hour video for a "tourist" attraction for sale to the public?*
- Suggestions from Commissioners, staff and public? It would make a great gift to relations far away and as Council has experienced staff at hand. (Could the Premier be asked for a donation?)*
- A1 The idea of a promotional video has merit and will be examined further as part of a marketing package the City is examining with the Joondalup Stakeholders Group

- Q2* Could Council tell me what happens at the Cape Bouvard site for maintenance when the site is handed over to Council, such as watering the trees and shrubs not native to the area? Will the water be from a bore or will there be added expense to Council or ratepayers for the extra upkeep?
- A2 The Cape Bouvard estate public open space has been developed in line with standards established within other suburbs. All irrigation requirements are provided via a bore and pumping unit to Parks Landscaping Services standards. The landscape was assessed by Parks Landscaping Services prior to installation.

Mr John Hollywood of Burns Beach:

- Q1* In relation to the report on Landscape & Community Infrastructure Design, is there a time limit for a developer to place footpaths in an area they are developing? The report on the footpath to Burns Beach states that the developer will be constructing half of the footpath, with Council constructing the other half. When does the developer have to install the footpath?
- A1 *Response by Director, Technical Services:* The construction of the footpath is a condition which is levied on the subdivision, and timing is dependent on the programme that the developer has for the subdivision. The construction of the Burns Beach footpath should take place early next year.
- Q2* Who is paying to remove the graffiti and can a bond be placed on the developers that erect such walls?
- A2 *Response by Director, Technical Services:* Council will inherit problems with graffiti. A subdivisional wall is no different to a fence that the owners of the property may erect themselves.
- Response by Cmr Morgan:* There is the opportunity for the developer to make a contribution to a trust fund established by the subdivider for maintenance requirements and it might be possible to include graffiti removal in this requirement.
- Q3* Could this be made part of the recommendation?
- A3 *Response by Cmr Morgan:* The recommendations are sufficiently wide to allow for this.
- Q4* I notice that 70 people are not paying the extra rates to provide for maintenance of the Woodvale development. Will it be compulsory for ratepayers who have special subdivisions, to pay for the maintenance and upkeep of these developments?
- A4 *Response by Cmr Ansell:* If a subdivision has a higher than usual level of maintenance required due to its design, differential rating may apply to ensure ratepayers in the area pay for it.

Mr Vic Harman of Ocean Reef:

Q1 Has there been any progress made to my comments raised at the last Council meeting regarding the use by the City of Stirling of bins for dog faeces?

A1 Response by Chief Executive Officer: Council has made enquiries as to the type of bins used and also the bags supplied. The implementation of this would need to be carried out in conjunction with an overall programme to determine areas where the bins were needed.

- Mr Harman referred to a question he had asked at the Meeting of Joint Commissioners held on 10 November 1998 in relation to the timeframe for the extension of the freeway and the railway and queried the response provided.*

Cmr Ansell advised that the response given (within the agenda for the meeting on 24 November 1998) was correct.

Q2 When will I receive the recycling bin which I have paid for?

A2 Response by Cmr Ansell: There are only a certain number of bins and there has been an overwhelming demand.

Response by Chief Executive Officer: There were arrangements for a maximum of 7,700 bins to be distributed, but more than 8,500 requisitions have been received. Delivery commenced on Tuesday, 3 November 1998 and all bins should be delivered during December.

Q3 In relation to Oceanside Gardens, has any provision been made for the upkeep of the verge when the developers leave, as problems could occur with maintenance and watering to the grassed area? I am concerned that the reticulation will be removed by the developers and request that this be taken into account when deciding on a policy.

A3 Response by Director, Technical Services: Report CJ257-11/98 addresses these type of problems and guidelines have been established to cater for this. The guidelines will now be dealt with in more detail and will be used by the Manager Parks Landscaping Services when negotiating with developers.

Q4 Can a report on the graffiti work carried out on private property be included in future agendas?

A4 Response by Cmr Ansell: This will be considered.

Mr Roy Phillips, Deputy Chairman of the Currambine Community Association:

- Mr Phillips referred to report CJ261-11/98 - Close of Advertising - Currambine Local Centre Structure Plan and expressed concern at this proposal as he believed it would have a detrimental effect on residents living in surrounding suburbs and also the livelihood of many of the existing businesses in the area.*

- *Mr Phillips urged Commissioners to carefully consider what uses, and in particular what businesses would be allowed and requested that the concerns expressed by Currambine residents be taken into account when considering this matter. Cmr Ansell advised that Commissioners would be addressing this issue later in the meeting and the concerns were noted.*

Mr Alan Bryant of Craigie:

- *In relation to CJ255-11/98 - Purchase of Art Works - Mr Bryant queried the budget amount shown. Cmr Ansell advised this was a calculation error and would be corrected administratively.*

Mr Stephen Magyar of Heathridge:

Re: Responses provided in relation to delegation of power (shown on page 2 hereto):

- Q1 In relation to the answer to question 1, how does faster decisions in relation to planning matters increase accountability?*
- Q2 In relation to the answer to question 2, how will the community know of local or important issues to enable them to contact Councillors or Commissioners if the issues are only officially disclosed after approval is granted?*
- Q3 In relation to the answer to question 3, how will the community know that their objections to a development application were interpreted correctly, if the details of the assessment process are not easily available to the general public?*

Re: Report CJ257-11/98 - Landscape & Community Infrastructure Design:

- Q4 Has the consultant's report been referred to the Environmental Advisory Committee?*
- Q5 Has the consultant's report been referred to the Conservation Advisory Committee?*
- Q6 On page 61 of attachment 1, Item (J), the idea that all trees on road reserves should be under pruned at a level of two metres is questionable. Will consideration be given to listing appropriate situations and species of plants where this practice will not be done, where such pruning would reduce the visual appeal of the plant or the desired screen effect of the plant in certain locations?*
- Q7 On page 64 of attachment 1, dot point two, which recommends that retained bushland shall have at least the understorey planting reinforced by supplementary planting. This paragraph states "or a robust species of a similar type and appearance to the dominant endemic species" are acceptable to use in bushland reserves. How does compromising the natural values of a piece of bushland conform to the City's Strategic Plan of preserving the natural biodiversity of the City?*

Q8 *On page 64 of attachment 1, dot point three, watering of bushland reserves. Considering that Western Australian native plants are adapted to growing without summer watering, and that exotic weeds generally thrive with extra summer watering, is it wise to encourage developers to water bushland reserves?*

A1-A8 *Response by Cmr Ansell:* These questions will be taken on notice.

Mrs Marilyn Zakrevsky of Mullaloo:

Q1 *In the Terms of Reference, Clause 4.5 relating to quorum, what constitutes a simple majority for the Conservation Advisory Committee?*

A1 *Response by Cmr Morgan:* This question will be taken on notice.

Q2 *Would the Commissioners endorse the following nominations for the Conservation Advisory Committee - R McElroy, S Magyar, M Norman, T Morald, D Pike, P Robertson, A Stubber and M Zakrevsky - to enable the meeting to be held in 1999 to be deemed a 'formal' meeting?*

Q3 *If the above is endorsed, will Cmr Morgan arrange for invitations to be sent to those named, together with the Terms of Reference applicable to this committee?*

A2-A3 *Response by Cmr Morgan:* This recommendation will be considered and if appointed, agendas and Terms of Reference will be distributed to members prior to the meeting.

Q4 *Whose authority is required for an additional clause to be added to the Terms of Reference as the committee would like an additional clause added stating that should a member not attend three consecutive meetings, their membership would be terminated?*

A4 *Response by Cmr Morgan:* This would only be practical if the size of the committee was increased. This will be considered in conjunction with your other questions regarding the committee.

DECLARATIONS OF FINANCIAL INTEREST

Nil.

CONFIRMATION OF MINUTES

C22-11/98 **MINUTES OF MEETING OF JOINT COMMISSIONERS - 10 NOVEMBER 1998**

MOVED Cmr Clark-Murphy, **SECONDED** Cmr Morgan that the Minutes of the Meeting of Joint Commissioners held on 10 November 1998, be confirmed as a true and correct record.

The Motion was Put and

CARRIED

ANNOUNCEMENTS BY THE CHAIRMAN WITHOUT DISCUSSION

WA MUNICIPAL ASSOCIATION AWARDS

The inaugural Western Australian Municipal Association Best Practice Awards were presented on Monday, 16 November 1998. A total of 53 entries from 22 local governments were received, with the City of Joondalup recognised as being a best practice leader in the following categories:

- Best Practice Award in Customer Service: Library and Information Services
- Best Practice in Quality Innovation: Leisure Services (Skate Facility Needs Assessment)
- Best Practice in Workplace Change: Leisure Services (restructure of Leisure Services Unit)

The City of Joondalup also received the following awards in recognition of its advancement and commitment to best practice:

- Advance in Quality Innovation: Corporate Services Directorate
- Commitment in Benchmarking: Technical Services Directorate
- Advancement in Workplace Change: Ranger Services
- Advancement in Workplace Change: Building and Fleet Maintenance
- Advancement in Workplace Change: Environmental Waste Services
- Advancement in Quality Innovation: Environmental Waste Services
- Advancement in Quality Innovation: Technical Services Directorate
- Advancement in Competitive Reform: Technical Services Directorate
- Advancement in Competitive Reform: Resource Management Directorate
- Commitment in Quality Innovation: Environmental Waste Services

Congratulations to all staff involved in the process of submitting an application for these prestigious awards. The Directorates responsible for achieving these awards will be presented with plaques at the 8 December 1998 City of Joondalup Council meeting.

MINISTERIAL VISIT

Racing and Gaming Minister Max Evans, whose portfolio includes the Lotteries Commission, will visit Council tomorrow to inspect the progress of Lotteries House being built next door to the Administration Centre.

Mr Evans will plant a ceremonial tree to mark the \$2 million lotteries investment, co-funded by Council, in what will be the home for many non-government community groups, and greatly improve services to the residents of our fast-growing region.

CAREALOT OPENS

Last week, I had the privilege of opening a major nursing firm in the Joondalup medical precinct.

Carealot is a major private organisation providing home health services and is located opposite the Joondalup Health Campus in Shenton Avenue.

The new office will be the base for approximately 30 experienced nurses and care specialists, providing family support services to the North West Corridor community.

Members of the community are welcome to stop in for a cup of tea or coffee and learn more about their caring services.

Our medical precinct is rapidly expanding and will be servicing a population of around 300,000 by 2006.

The establishment of dynamic health industry firms in our region will continue to generate new jobs growth for the North West Corridor.

CHRISTMAS LIGHTS AND CONCERT

I would just like to briefly mention here that planning for our Christmas Light Display and Carols by Candlelight concert is well under way.

Our concert this year will be called "Swingin' Christmas" and will be held on 5 December in Neil Hawkins Park.

Entry is free, all are welcome, and there will be more details in the announcements at the Shire of Wanneroo meeting directly after this.

PETITIONS

C23-11/98 PETITIONS SUBMITTED TO THE MEETING OF JOINT COMMISSIONERS - 24 NOVEMBER 1998

1 **PETITION REQUESTING INSTALLATION OF EMBAYMENT PARKING - NOTTINGHILL STREET, JOONDALUP, EAST OF REGENTS DRIVE - [07431J]**

A 40-signature petition has been received from Joondalup residents requesting the installation of embayment parking on the north side of Nottinghill Street, Joondalup, east of Regents Drive to alleviate parking problems.

This petition will be referred to Technical Services for a report to Meeting of Joint Commissioners.

2 PETITION REQUESTING CLOSURE OF PEDESTRIAN ACCESSWAY - WHITFORDS AVENUE TO CROMER COURT, KALLAROO - [35268J]

A 7-signature petition has been received from Cromer Court residents requesting the closure of the pedestrian accessway between Whitfords Avenue and Cromer Court, Kallaroo.

This petition will be referred to Development Services for a report to Meeting of Joint Commissioners.

MOVED Cmr Morgan, SECONDED Cmr Buckley that the above Petitions requesting:

- 1 **installation of embayment parking on the north side of Nottingham Street, Joondalup, east of Regents Drive;**
- 2 **the closure of the pedestrian accessway between Whitfords Avenue and Cromer Court, Kallaroo;**

be received and referred to the appropriate business units for action.

The Motion was Put and

CARRIED

FINANCE AND COMMUNITY SERVICES SECTION

Items CJ242-11/98 to CJ256-11/98 inclusive were Moved by Cmr Clark-Murphy and Seconded by Cmr Buckley. Cmr Clark-Murphy gave notice of her intention to speak on Items CJ243-11/98, CJ247-11/98 and CJ249-11/98.

CJ242-11/98 SCHEDULE OF DOCUMENTS EXECUTED BY MEANS OF AFFIXING THE COMMON SEAL - [15876]

SUMMARY

The following is a list of documents sealed under the common seal of the City of Joondalup from 20 October to 9 November 1998:

Document:	Transfer of Land
Parties:	City of Joondalup, Joondalup Lotteries House Inc and Lotteries Commission
Description:	Lot 496, Diagram 86903
Date:	20.10.98

Document:	Lease Agreement
Parties:	City of Joondalup, Joondalup Lotteries House Inc and Lotteries Commission
Description:	Lot 496, Diagram 86903
Date:	20.10.98

Document:	Local Law
Parties:	City of Joondalup
Description:	Parking
Date:	23.10.98
Document:	Deed
Parties:	City of Joondalup and Miriam Baker
Description:	Copyright Agreement
Date:	26.10.98
Document:	Deed
Parties:	City of Joondalup and Lesley Williams
Description:	Copyright Agreement
Date:	26.10.98
Document:	Deed
Parties:	City of Joondalup and Colin Stokes
Description:	Copyright Agreement
Date:	26.10.98
Document:	Deed
Parties:	City of Joondalup and Jane Hielkema
Description:	Copyright Agreement
Date:	26.10.98
Document:	Deed
Parties:	City of Joondalup and Walter Grubb
Description:	Copyright Agreement
Date:	26.10.98
Document:	Deed
Parties:	City of Joondalup and Jessie Bordas
Description:	Copyright Agreement
Date:	26.10.98
Document:	Deed
Parties:	City of Joondalup and Dorothy Grubb
Description:	Copyright Agreement
Date:	26.10.98
Document:	Scheme Amendment
Parties:	City of Joondalup and The Minister for Planning
Description:	TPS No 1 - Amendment 828
Date:	9.11.98
Document:	Scheme Amendment
Parties:	City of Joondalup and The Minister for Planning
Description:	TPS No 1 - Amendment 836
Date:	9.11.98

Document: Easement in Gross
Parties: City of Joondalup and Silkchime Pty Ltd
Description: Lot 964 Ellersdale Avenue
Date: 9.11.98

MOVED Cmr Clark-Murphy, SECONDED Cmr Buckley that the Schedule of Documents executed by means of affixing the Common Seal be NOTED.

The Motion was Put and

CARRIED

CJ243-11/98 AUSTRALIA DAY AWARDS AND CITIZENSHIP CEREMONY - [06376]

SUMMARY

Council holds a Citizenship Ceremony in conjunction with the presentation of the Australia Day Awards on Australia Day which was held this year at Mawson Park Hillarys at 5.00pm. Next year it has been suggested to hold the ceremony at Neil Hawkins Park, Joondalup on Tuesday 26 January, 1999 at either 8.00am or 5.00pm. Approval is sought to proceed with an early function on Australia Day beginning at 8.00am and to appoint a replacement representative to the Citizen of the Year/Young Citizen of the Year/Community of the Year Selection Panel.

BACKGROUND

A committee has been convened to recommend to Council the successful recipients of the Australia Day Awards. The Joint Commissioners resolved on 28 July 1998 to appoint Commissioner Marilyn Clark-Murphy, Mr Andrew Hall, and Mr William Marwick to the Citizen Of The Year/Young Citizen Of The Year/Community Of The Year Selection Panel.

Each year Council holds a large Citizenship Ceremony on Australia Day where the Awards are presented with approximately 150 people becoming naturalised. A light supper (for evening ceremony) or traditional breakfast (for morning ceremony) is provided afterwards along with entertainment.

Ministers and Politicians are also invited to attend this ceremony and the Premier, his deputy or chosen delegate is invited to give the Australia Day speech.

DETAILS

The Committee

One of the committee members, Mr Andrew Hall has advised that he is unable to continue as a member of the selection panel. An appropriate person (Community Representative) will need to be appointed to this position. Three people have been suggested: Mr Paul Filing - recent local Federal Member of Parliament for eight years, Mr Ray Foster - Vice President North West Metro Business Association and Mrs Alison Major - Co-ordinator Wanneroo Eisteddfod, active member of Wanneroo Civic Choir and Wandoo Singers.

The Ceremony

An evening ceremony was held at Mawson Park this year as this suited former Councillors with commitments in their Wards earlier on in the day. The venue was not ideal as there was little shade for guests and it was quite exposed and windy.

Prior to this year, the ceremony had been held at Neil Hawkins Park early in the morning. The option of a 5.00pm ceremony at Neil Hawkins Park has been investigated. There is potentially a problem of midges and mosquitoes if the ceremony is held in the evening. Consideration would also need to be given to the impact of closing the park during the day to set up for an evening ceremony. This would need to be advertised in the Community News at least 30 days in advance and may inconvenience park-users on the day.

The option of holding an early morning ceremony in Neil Hawkins Park has been explored again. The advantages are no problems with mosquitoes/midge, minimum inconvenience to park-users as the ceremony finishes by 10.30am and fewer problems with sun and wind protection for guests.

Neil Hawkins Park is an ideal location for the ceremony as it is central to the surrounding suburbs as well as being in close proximity to Council for easy access and preparation.

COMMENT/FUNDING

Similar costs would be incurred with either venue and time for the function. The cost would be an estimated \$12,500.00

Account No:	20029
Budget Item:	Naturalisation Ceremonies
Budget Amount:	\$15,000
Actual Cost:	\$TBA

MOVED Cmr Clark-Murphy, SECONDED Cmr Buckley that the Joint Commissioners:

- 1 ACCEPT Mr Andrew Hall's resignation from the Citizen of the Year/Young Citizen of the Year/Community of the Year Selection Panel;**
- 2 APPOINT Mrs Alison Major to the Citizen of the Year/Young Citizen of the Year/Community of the Year Selection Panel;**
- 3 APPROVE the venue of Neil Hawkins Park for the Australia Day Awards and Citizenship Ceremony on Tuesday, 26 January 1998 and the option of a morning function at an estimated cost of \$12,500.00.**

Cmr Clark-Murphy spoke in support of the Motion.

The Motion was put and

**CARRIED BY AN
ABSOLUTE MAJORITY**

CJ244-11/98 APPOINTMENT OF MEMBERS - VARIOUS COMMITTEES - [04143, 15058]

SUMMARY

Due to the recent resignation of Director, Development Services, Mr Oscar Drescher and Director, Corporate Services, Mr Robert Dymock, vacancies now exist on the following Committees:

- Delegation of Authority Working Party
- Signs, Hoardings and Billpostings Review Working Party
- Local Government Association of WA - North Metropolitan Zone:

This report recommends appointment of replacement representatives.

BACKGROUND

At their meeting held on 28 July 1998, the Joint Commissioners established the following committees:

Delegation of Authority Working Party

- Membership: Cmr R Rowell
O Drescher, Director Development Services
D Butcher, Manager Urban Design Services
K Weymes, Manager Approval Services
- Role: To consider development applications of a routine nature.
- Quorum: 2 members

Signs, Hoardings and Billpostings Review Working Party

- Membership: Cmr R Rowell
O Drescher, Director, Development Services
M Barry, Manager, Health and Ranger Services
R Fischer, Director, Strategic Planning
K Weymes, Manager, Approval Services
D Butcher, Manager, Urban Design Services
- Role: To review the issues (including the local law) facing the City of Joondalup and Shire of Wanneroo relating to signs, hoardings and bill postings.
- Quorum: 3 members

Local Government Association of WA - North Metropolitan Zone:

The Joint Commissioners further resolved on 28 July 1998 to nominate the following officers to this external Committee:

Cmr R Rowell
L Delahaunty, Chief Executive Officer
R Dymock, Director Corporate Services
C Hall, Director Community Development

COMMENT

Due to the recent resignation of Director, Development Services, Mr Oscar Drescher and Director, Corporate Services, Mr Robert Dymock, vacancies now exist on the above Committee.

It is recommended that replacement representatives be appointed to the Delegation of Authority Working Party and Local Government Association of WA - North Metropolitan Zone, but that no representative be appointed at this stage to the Signs, Hoardings and Billpostings Review Working Party.

MOVED Cmr Clark-Murphy, SECONDED Cmr Buckley that the Joint Commissioners:

- 1 APPOINT Director, Development Services to the Delegation of Authority Working Party:**
- 2 APPOINT Mr Kevin Robinson, Manager, Executive Services to the Local Government Association of WA, North Metropolitan Zone;**
- 3 DO NOT APPOINT a replacement representative to the Signs, Hoardings and Billpostings Review Working Party at this point in time.**

The Motion was put and

**CARRIED BY AN
ABSOLUTE MAJORITY**

**CJ245-11/98 JUNIOR COUNCIL MINUTES - 29 OCTOBER 1998
MEETING - [07382]**

SUMMARY

A meeting of the Junior Council was held on 29 October 1998 and the minutes are submitted for noting by the Joint Commissioners.

DETAILS

A meeting of the City of Joondalup Junior Council was held on 29 October 1998.

No action has arisen as a result of these minutes and these are attached for noting and inclusion in the Minute Book.

MOVED Cmr Clark-Murphy, SECONDED Cmr Buckley that the Joint Commissioners NOTE the minutes for the Junior Council meeting held on 29 October 1998, shown as Attachment 1 to Report CJ245-11/98.

The Motion was Put and

CARRIED

Appendix I refers

CJ246-11/98 SIGNS, HOARDINGS & BILLPOSTINGS REVIEW WORKING PARTY - [20458J, 05885J]

SUMMARY

A meeting of the Signs, Hoardings & Billpostings Review Working Party was held on Wednesday, 28 October 1998 and the minutes are submitted for noting by the Joint Commissioners.

DETAILS

A meeting of the Signs, Hoardings & Billpostings Review Working Party was held on Wednesday, 28 October 1998.

No recommendation was made by the Working Party, and the minutes are attached for noting by the Joint Commissioners.

MOVED Cmr Clark-Murphy, SECONDED Cmr Buckley that the Joint Commissioners NOTE the minutes of the Signs, Hoardings & Billpostings Review Working Party meeting held 28 October 1998, shown as Attachment 1 to Report CJ246-11/98.

The Motion was Put and

CARRIED

Appendix II refers

CJ247-11/98 JOONDALUP FESTIVAL COMMITTEE - [04089]

SUMMARY

A meeting of the Joondalup Festival Committee was held on 20 October 1998 and the minutes are submitted for noting by the Joint Commissioners.

DETAILS

A meeting of the Joondalup Festival Committee was held on 20 October 1998.

No action has arisen as a result of these minutes and these are attached for noting and inclusion in the minute book.

MOVED Cmr Clark-Murphy, SECONDED Cmr Buckley that the Joint Commissioners NOTE the minutes of the Joondalup Festival Committee meeting held on 20 October 1998, shown as Attachment 1 to Report CJ247-11/98.

Cmr Clark-Murphy spoke in support of the Motion.

The Motion was Put and

CARRIED

Appendix III refers

CJ248-11/98 VOLUNTEER BUSH FIRE BRIGADE - CHIEF BUSH FIRE CONTROL OFFICER - [01164]

SUMMARY

The position of Chief Bush Fire Control Officer for the Wanneroo Volunteer Bush Fire Brigade was advertised within Western Australia on 26 September 1998. The City received seven applications. Most of the applicants interviewed were seeking long term job security based on a substantial remuneration package.

Given that the Shire of Wanneroo is in the preliminary stages of developing its structure and the emphasis that the Bush Fires Board is placing on regional management, it is considered appropriate that a permanent appointment be deferred until the Chief Executive Officer of the Shire of Wanneroo is in a better position to evaluate the role of a Fire Management Officer and the possible sharing of this resource with the Shire of Swan.

The seasonal contract for the engagement of the Chief Bush Fire Control Officer entered into with Mr Kevin Smith for the 1997/98 fire season has now expired and Mr Smith is presently operating in a voluntary capacity.

It is proposed that Mr Smith be retained on a contractual basis to undertake the duties of Chief Bush Fire Control Officer for the 1998/99 fire season due to expire 30 June 1999 and that an amount of \$16,000 be paid to Mr Smith, together with the provision of a vehicle, radios, pager and a mobile telephone for use in relation to the associated duties during the duration of his appointment. This is a joint appointment by the City of Joondalup and the Shire of Wanneroo.

BACKGROUND

The Council at its meeting held 27 August 1998 (CS244-08/97 refers) endorsed the appointment of Mr Kevin Smith as the Chief Bush Fire Control Officer for the 1997/98 fire season. Mr Smith was retained on a contract basis with remuneration of \$16,000 and the use of a vehicle, radios, pager and a mobile telephone for use in relation to duties carried out as the Chief Bush Fire Control Officer during the term of his appointment.

DETAILS

Subsequent to the conclusion of the 1997/98 fire season discussions were held with the Swan Regional Manager of the Bush Fires Board to ascertain the intention of the Board in regard to reform proposals for volunteer brigades. The Board identified its intention to regionalise all volunteer brigades and as an initial step it proposed to appoint two Fire Management Officers to manage the volunteer brigades associated with the Shire of Mundaring, the Shire of Serpentine-Jarrahdale and the City of Rockingham.

The position of Fire Management Officer is not necessarily designed to replace the Chief Bush Fire Control Officer's position but to implement the proposed management strategies of the Bush Fires Board and ensure that the volunteer brigades become more autonomous and professional in accordance with established standards.

Consistent with the aims of the Bush Fires Board the position of the Chief Bush Fire Control Officer for the Wanneroo Volunteer Brigade was advertised within Western Australia on 26 September 1998. The City received seven applications. Most of the applicants interviewed were seeking long term job security based on a substantial remuneration package.

There is a recognition that change within the Western Australian volunteer bush fire brigades will start to occur over the next two years. Given that the Shire of Wanneroo is in the preliminary stages of developing its structure and the emphasis that the Bush Fires Board is placing on regional management, it is considered appropriate that a permanent appointment be deferred until the Chief Executive Officer of the Shire of Wanneroo is in a better position to evaluate the role of a Fire Management Officer and the possible sharing of this resource with the Shire of Swan. Also, the intent of the Bush Fires Board in regard to its involvement in the future management of volunteer bush fire brigades may be further clarified by the conclusion of the 1998/99 fire season.

The seasonal contract for the engagement of the Chief Bush Fire Control Officer entered into with Mr Kevin Smith has now expired and Mr Smith is presently operating in a voluntary capacity. It is proposed that Mr Smith be retained as a joint appointment by the City of Joondalup and Shire of Wanneroo on a contractual basis to undertake the duties of Chief Bush Fire Control Officer for the 1998/99 fire season due to expire 30 June 1999 and that an amount of \$16,000 be paid to Mr Smith, together with the provision of a vehicle, radios, pager and a mobile telephone for use in relation to the associated duties during the term of his appointment.

COMMENT/FUNDING

Funding for the engagement of a Chief Bush Fire Control Officer has been provided for in the 1998/99 Fire Prevention annual budget.

Account No:	21101
Budget Item:	Salaries/Wages
Budget Amount:	\$16,000

MOVED Cmr Clark-Murphy, SECONDED Cmr Buckley that the Joint Commissioners:

- 1 ENDORSE the joint appointment by the City of Joondalup and Shire of Wanneroo of Mr Kevin Smith as Chief Bush Fire Control Officer for the 1998/99 fire season due to expire 30 June 1999;**
- 2 AUTHORISE the payment of \$16,000 to Mr Smith, together with the provision of a vehicle, radios, pager and mobile telephone for use in relation to duties as Chief Bush Fire Control Officer during the term of his appointment.**

The Motion was Put and

CARRIED

CJ249-11/98 MULTICULTURAL ADVISORY COMMITTEE - [16872]

SUMMARY

Following the suspension of the Multicultural Advisory Committee in 1997, the Community Development Directorate has been reviewing the effectiveness of the Committee and examining alternative strategies for community consultation and how the issues of access and equity for people of culturally diverse backgrounds can best be addressed. Approval is being sought to adopt a three year action plan put forward in the report "Strength in Cultural Diversity" written by the Multicultural Officer employed within the Directorate. The action plan addresses both community consultation and the implementation of access and equity strategies at an organisational level.

BACKGROUND

The former Multicultural Advisory Committee was first formed in 1987. Its objectives were:

- To advise the Council on policy, issues and services which were relevant to ethnic community groups and individuals living in the City.
- To monitor the effectiveness of the Council's policies, services and facilities to ensure they were relevant to the needs of people from different cultural origins.
- To advise Council on strategies which would ensure access and equity to services and facilities.
- To ensure the promotion of Council's services as culturally appropriate.
- To act as a link between the Council and ethnic community groups and individuals.
- To raise the awareness within the community of the cultural diversity of people living within the City of Wanneroo.

During its term the Committee assisted in the development of a Multicultural Policy and a strategic plan which aimed to translate the principles of the policy to achievable objectives. Following the suspension of the Committee it was thought appropriate to review the role of the Committee. The report 'Strength in Cultural Diversity' (Attachment 1 refers) addresses this issue on two fronts, namely:

- whether the Multicultural Advisory Committee is the most effective form of community consultation; and
- how the organisation can best strategically manage access and equity practices.

DETAILS

Community Consultation

Under the former committee model several problems were evident, namely:

- representatives were not always fully representative of their communities in that a recognised organisation or group of people did not formally endorse them. It can be similarly argued that not all members of a particular community are aligned to a particular organisation.
- Members did not always make an attempt to consult or provide feedback to their various communities.
- The agenda setting was very much left to the City's representatives.

The attached report is recommending an alternative form of consultation in which there will be both formal and informal consultation. Informal consultation will be ongoing and will involve special focus groups, which will concentrate on specific issues as they arise. These groups will have representation from service organisations and individuals that are known to have a particular interest or skill in a given area such as youth, aged care, family support. As the action plan is implemented these groups will be consulted and informed of policy or procedural changes.

It is also proposed that at least two community forums per year will be held at various locations in the region. These forums will be used to both disseminate information on Local Government services as well as providing an opportunity to present issues facing communities.

A third strategy will be to carry out independent market surveys on specific service areas of the organisation's operations.

It is believed that the above strategies will reach a wider range of community members and will provide a process which will focus more effectively on specific issues. The overall purpose of the community consultation will be to:

- obtain feedback on the effectiveness of Council's policies, services and facilities in meeting the specific needs of people from different cultural origins;

- obtain community reaction and feedback about proposals, programmes, strategies and services;
- identify issues which are relevant to ethnic community groups and individuals living within the Local Government area and which may impact upon Council services and policies.

Organisational Strategies

Strategies which improve access and equity to services by people from culturally and linguistically diverse backgrounds should be incorporated and adopted as part of the organisation's corporate culture. To this end, it is recommended that an action plan as detailed in Attachment 1 be adopted and implemented over a three year period.

THE ACTION PLAN

The strategies put forward in the Action Plan have been closely linked to the major objectives set down in the Strategic Plan, and summarized in the following categories:

Social and Cultural Development
 Economic Development
 Organisational Development
 Customer Service Development.

The key aims of the Action Plan is to systematically improve access and equity to Council services, improve the skills of workers to deal more effectively with customers from culturally diverse backgrounds and to provide a framework for more effective consultation with ethnic communities.

Management of the Plan

It is recommended that the strategies put forward in the plan be incorporated into the organisation's general Access and Equity policy which is presently in the development stage. The implementation of the strategies can be monitored by an organisational Access and Equity Committee which is charged with looking at access for all marginal groups of customers. It is understood that the establishment of this Committee is presently being considered as part of a package of access and equity strategies. It is important however that the responsibility of implementing access and equity strategies rests with all areas of the organisation.

COMMENT/FUNDING

As outlined in the attached Plan by the Multicultural Officer, there are many short and long term benefits to Local Government in taking a pro active approach to access and equity for its customers of culturally diverse communities. These benefits include:

- a greater use of facilities and services;
- an improved front-line customer service;
- developing a process for better planning of services to meet the needs of all rate payers.
- a more positive public image of Local Government;

As outlined in the Action Plan, budget provision will need to be considered to implement the strategies. While some strategies can be absorbed into general administrative budgets other items of expenditure will need to be listed in future budget planning within the various operational areas. The costs associated with the Plan will be divided between the two local authorities.

MOVED Cmr Clark-Murphy, SECONDED Cmr Buckley that the Joint Commissioners:

- 1 **ADOPT the three year action plan as outlined in the report "Strength in Cultural Diversity" forming Attachment 1 to Report CJ249-11/98;**
- 2 **LIST for consideration in the 1999/2000 draft budget funding to enable the implementation of strategies put forward in the Action Plan;**
- 3 **DO NOT RE-ESTABLISH the formation of a Multicultural Advisory Committee.**

Cmr Clark-Murphy assured the community that although the Multicultural Advisory Committee was not being restructured in its previous form, community consultation would not be affected and would still be ongoing.

The Motion was Put and

CARRIED

Appendix IV refers

CJ250-11/98 WARRANT OF PAYMENTS FOR THE PERIOD TO 31 OCTOBER 1998 - [09882]

WARRANT OF PAYMENTS TO JOINT COMMISSIONERS ON 24 NOVEMBER 1998
INCORPORATING PAYMENTS FOR THE MONTH OF OCTOBER 1998

SUMMARY

This report details the cheques drawn on the funds during the month of October 1998. It seeks Joint Commissioners' approval for the payment of the October 1998 accounts.

BACKGROUND

FUNDS	VOUCHERS	AMOUNT
		\$ c
Director Resource Management Advance Account	2676-3960	8,051,512.20
Municipal	000021-000051	51,331,892.69
Trust	-	0
Reserve Account	000003-000006	5,197,269.94

	TOTAL	\$	64,580,674.83
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It is a requirement pursuant to the provisions of Regulation 13(4) of the Local Government (Financial Management) Regulations 1996 that the total of all other outstanding accounts received but not paid, be presented to Council. At the close of October 1998, the amount was \$55,443.63

CERTIFICATE OF THE DIRECTOR RESOURCE MANAGEMENT

This warrant of accounts to be passed for payment, covering vouchers numbered as indicated and totalling \$64,580,674.83 which is to be submitted to each Joint Commissioner on 24 November 1998 has been checked and is fully supported by vouchers and invoices which are submitted herewith and which have been duly certified as to the receipt of goods and the rendition of services and as to prices, computations and casting and the amounts shown are due for payment.

.....
 J B TURKINGTON
 Director Resource Management

CERTIFICATE OF CHAIRMAN OF COMMISSIONERS

I hereby certify that this warrant of payments covering vouchers numbered as indicated and totalling \$64,580,674.53 submitted to the Joint Commissioners on 24 November 1998 is recommended for payment.

.....
 Commissioner Campbell Ansell

MOVED Cmr Clark-Murphy, SECONDED Cmr Buckley that the Joint Commissioners PASS FOR PAYMENT the following vouchers, as presented in the Warrant of Payments to 31 October 1998, certified by the Chairman of Commissioners and Director Resource Management, and totalling \$64,580,674.83.

FUNDS	VOUCHERS	AMOUNT	
		\$	c
Director Resource Management Advance Account	2676-3960	8,051,512.20	
Municipal	000021-000051	51,331,892.69	
Trust	-		0
Reserve Account	000003-000006	5,197,269.94	
	TOTAL	\$	64,580,674.83

The Motion was Put and

CARRIED

Appendix V refers

CJ251-11/98 AUTHORISATION OF REALLOCATION OF FUNDS - [06511]

SUMMARY

Various requests have been received for authorisation, in accordance with Section 6.8 (1) of the Local Government Act 1995, to incur unbudgeted expenditure. In most instances, a source of funding has been identified to accommodate the additional expenditure. A number of necessary adjustments to the budget estimates have also been identified. These are detailed on Attachment 'A' to this report.

The Joint Commissioners will be aware that the Local Government Act 1995 makes specific provisions relating to expenditure from the Municipal Fund not included in the annual budget:-

- “6.8 (1) A local government is not to incur expenditure from its municipal fund which is not included in its annual budget except where the expenditure:-
- (a) is incurred in a financial year before the adoption of the annual budget by the local government;
 - (b) is authorised in advance by resolution*; or
 - (c) is authorised in advance by the Mayor or President in an emergency.

***Absolute majority required.**

- 6.8 (2) Where expenditure had been incurred by a local government:-
- (a) pursuant to subsection (1) (a), it is to be included in the annual budget for that financial year; and
 - (b) pursuant to subsection (1) (c), it is to be reported to the next ordinary meeting of the Council”.

While the Local Government (Financial Management) Regulations 1995 specifically requires comparatives with the **original** budget estimates, it has been adopted practice, for budgetary control purposes, to have “revised budget figures” which reflect the reallocations adopted each month.

In some instances the necessity to seek a reallocation of funds is to accommodate oversights during budget preparation or to include items which have eventuated since budget adoption. Other requests represent a re-assessment of priorities. In each instance, brief explanations have been provided by the respective Directorates and these are duplicated within the schedule.

The budget adjustments listed in Attachment 'A' do not alter the Budget position.

This year it was agreed that the City of Joondalup Budget is compiled on the basis of 'one line appropriations' rather than appropriations for expense types. This effectively reduces the number of budget reallocations each month. Unfortunately it was not possible to dispense with budget reallocations entirely, especially in the area of Salaries and Wages and Contract Labour.

MOVED Cmr Clark-Murphy, SECONDED Cmr Buckley that the Joint Commissioners AUTHORISE, in accordance with the provisions of Section 6.8 (1) of the Local Government Act 1995, amendments to the "revised budget figures" of the 1998/99 Budget as detailed in the Schedule of Budget Reallocation Requests - October 1998.

The Motion was put and

**CARRIED BY AN
ABSOLUTE MAJORITY**

Appendix VI refers

**CJ252-11/98 1998/99 RATE INCENTIVE SCHEME - PRIZE
PRESENTATION - [05881]**

SUMMARY

The prize presentations for the 1998/99 Rate Incentive Scheme took place on Tuesday evening, 10 November 1998.

Sponsors and prize winners and their families attended.

BACKGROUND

The former City of Wanneroo has conducted the rate incentive scheme since 1983 and an integral part has been the presentation of prizes by the sponsors.

DETAILS

As a prelude to the prize presentation, all residents who paid their rates within 21 days were eligible to enter the draw, with six winners being chosen by computer selection. There were 22,194 ratepayers (or 42% of the number of ratepayers), who paid nearly \$16 million, eligible for the draw.

COMMENT

The prize winners, in the order in which they were drawn, were:-

SPONSOR	WINNER
<p>DUXTON HOTEL, PERTH</p> <p>A deluxe weekend for two at the Duxton Hotel, Perth comprising two nights accommodation, full buffet breakfast each morning and full use of the hotel's swimming pool, spa and fitness club facilities.</p>	<p>Mate & Tony Cavar 7/39 Central Walk JOONDALUP</p>
<p>JOONDALUP RESORT HOTEL</p> <p>A fantastic nights accommodation for two at Joondalup Resort Hotel including dinner and breakfast the next morning.</p>	<p>Robert Franklin 82 Blackall Drive GREENWOOD</p>
<p>COMMONWEALTH BANK OF AUSTRALIA</p> <p>A Streamline Savings Account to the value of \$2500 Cash.</p>	<p>Wolfgang Zimmermann 88 Trappers Drive WOODVALE</p>
<p>NOVOTEL LANGLEY PERTH</p> <p>A fantastic "Weekender" package for two at Novotel Langley, Perth comprising two nights accommodation, a welcome cocktail, champagne and chocolates, breakfast each morning, free parking and full use of the hotel's gym, sauna and jacuzzi.</p>	<p>Beverley Moellar 22B Trusmore Crescent CRAIGIE</p>
<p>RENDEZVOUS OBSERVATION CITY HOTEL</p> <p>A romantic "Sunset Escape" package for two at Rendezvous Observation City Hotel comprising overnight accommodation in an ocean view room, full buffet dinner at Pines Grand Buffet and Carvery.</p>	<p>Jeffery & Kerry Smith 12 Avimore Loop KINGSLEY</p>
<p>ESPLANADE HOTEL, FREMANTLE</p> <p>A luxurious "Two Night Breakaway" package for two at the Esplanade Hotel, Fremantle, includes two nights accommodation and a fully cooked buffet breakfast each morning in the Atrium Garden Restaurant.</p>	<p>Enzo & Gita Gugiat 17 Protea Street GREENWOOD</p>

MOVED Cmr Clark-Murphy, SECONDED Cmr Buckley that the Joint Commissioners NOTE the prize winners of the 1998/99 Rates Incentive Scheme.

The Motion was Put and

CARRIED

CJ253-11/98 FINANCIAL REPORT FOR THE PERIOD ENDED 31 OCTOBER 1998 - [07882]

GENERAL

The Summary Management Financial Statements and information for the 4 month period ended 31 October 1998 are shown on Appendix A.

While at this early stage no real revenue or expenditure trends are apparent, both operating and capital expenditures in the technical services and community development directorates are below the year to date budgets for this time of the year. Factors contributing to this are:-

- Engineering infrastructure assets both revenue and expenditure (annual budget \$8.850m) are only brought to account when the assets are acquired.
 - Major engineering related projects have not yet commenced.
 - Major buildings:
 - toilets/changerooms
 - Lotteries House
 - library modifications - Kingsley/Woodvale
- have only recently commenced.

RATES

Rates levied for the year were \$33,224,707.

Rate collection as at 31 October 1998 was \$21.96m which represented 62.41% of the total rates due. For comparative purposes, the rate collection position at the corresponding period for the former City of Wanneroo in previous years was:-

1990/91	66.8%
1991/92	67.6%
1992/93	69.3%
1993/94	69.9%
1994/95	70.4%
1995/96	69.9%
1996/97	63.3%
1997/98	63.7%

In comparison with other local authorities, the position at the end of October 1998 was:-

	Issue Date	Collection	Discount
Stirling	20/08/98	73.63%	6%
Canning	3/09/98	57.00%	-
Wanneroo	11/09/98	51.80%	5%

By 20 November 1998 the City will have issued 7742 collection notices to those ratepayers who did not make a payment election response on Council's first notice or who failed to pay the correct amount. Payment will be required within 7 days of the date of the collection notice.

In addition, by 20 November 1998 Council will have forwarded 14,000 instalment notices to those persons who have opted for the instalment plans. The instalment will be due and payable on 18 December 1998. Interest on current outstanding amounts has applied since 17 October 1998.

The details at the close of business on 31 October 1998 relating to Council's payment instalments are summarised as follows:-

	No. of Assessments	%
Discount	29,653	56.00
No Discount - 1 Payment	1,323	2.50
Collection Notices	7,742	14.62
2 Instalments	3,985	7.52
4 Instalments	10,073	19.03
Special Arrangements	179	0.33
	52,955	100.00%

As can be seen from the above percentages, there is no doubt that the introduction of instalment plans in 1997 has affected the cash flow position.

The initial prize incentive draw was conducted on 9 October 1998 with the following being successful:-

- Enzo & Gita Gugiatti, 17 Protea St, Greenwood
- Wolfgang H R Zimmerman, 88 Trappers Drive, Woodvale
- Mate & Tony Cavar, 7/39 Central Walk, Joondalup
- Robert D Franklin, 82 Blackall Drive, Greenwood
- Jeffery V & Kerry A Smith, 12 Aviemore Loop, Kingsley
- Beverly Moeller, 22B Trusmore Crescent, Craigie

At a function on 10 November 1998 the matching of sponsors prizes with the winners was undertaken. This resulted in the following: -

SPONSOR	WINNER
<p>DUXTON HOTEL, PERTH</p> <p>A deluxe weekend for two at the Duxton Hotel, Perth comprising two nights accommodation, full buffet breakfast each morning and full use of the hotel's swimming pool, spa and fitness club facilities.</p>	<p>Mate & Tony Cavar 7/39 Central Walk JOONDALUP</p>

<p>JOONDALUP RESORT HOTEL</p> <p>A fantastic nights accommodation for two at Joondalup Resort Hotel including dinner and breakfast the next morning.</p>	<p>Robert Franklin 82 Blackall Drive GREENWOOD</p>
<p>COMMONWEALTH BANK OF AUSTRALIA</p> <p>A Streamline Savings Account to the value of \$2500 Cash.</p>	<p>Wolfgang Zimmermann 88 Trappers Drive WOODVALE</p>
<p>NOVOTEL LANGLEY PERTH</p> <p>A fantastic "Weekender" package for two at Novotel Langley, Perth comprising two nights accommodation, a welcome cocktail, champagne and chocolates, breakfast each morning, free parking and full use of the hotel's gym, sauna and jacuzzi.</p>	<p>Beverley Moellar 22B Trusmore Crescent CRAIGIE</p>
<p>RENDEZVOUS OBSERVATION CITY HOTEL</p> <p>A romantic "Sunset Escape" package for two at Rendezvous Observation City Hotel comprising overnight accommodation in an ocean view room, full buffet dinner at Pines Grand Buffet and Carvery.</p>	<p>Jeffery & Kerry Smith 12 Avimore Loop KINGSLEY</p>
<p>ESPLANADE HOTEL, FREMANTLE</p> <p>A luxurious "Two Night Breakaway" package for two at the Esplanade Hotel, Fremantle, includes two nights accommodation and a fully cooked buffet breakfast each morning in the Atrium Garden Restaurant.</p>	<p>Enzo & Gita Gugiatto 17 Protea Street GREENWOOD</p>

REFUSE

The total refuse levied for 1998/99 was \$5,668,614. Total refuse outstanding at 31 October 1998 was \$734,600 indicating a collection of 87.4%. Again, while not a direct comparison collections in previous years for the former City of Wanneroo were:-

1990/91	87.0%
1991/92	86.0%
1992/93	88.6%
1993/94	87.9%
1994/95	87.6%
1995/96	88.4%
1996/97	90.0%
1997/98	86.7%

Full details of rates and refuse are shown on Attachment 'B'.

At the close of business on 31 October 1998 the City's records indicated 3912 persons had elected to participate in the voluntary recycling scheme.

SWIMMING POOL INSPECTION FEES

The amount levied for swimming pool inspection fees in the 1998/99 financial year was \$118,953. At 31 October 1998 \$15,990 or 13.5 % remained outstanding.

INTEREST ON INVESTMENT

The City's interest earnings to 31 October 1998 was \$710,630 compared to an annual budget of \$2,055,639. It is to be recognised that included in these figures is the earnings on the Reserve Accounts. Officers are currently calculating the interest earned to the City of Joondalup on funds which at 30 June 1998 were applicable to the Shire of Wanneroo. The interest will be credited to the Shire during November 1998.

At 31 October 1998 the City's investment portfolio was as follows:-

	\$	%
AMP Managed Treasury	12,039,069	19.32
Bankers Trust Cash Plus	11,549,990	18.53
Commonwealth Bank (CDA's)	1,600,742	2.56
CBA Cash Fund	12,052,662	19.34
NMFM Cash Enhanced	15,152,051	24.32
Trust West Treasury	9,771,546	15.67
Trust West Cash Enhanced	74,328	0.11
PBS (in liquidation)	95,266	0.15
	\$62,335,654	100.0%

A more detailed presentation of Council's investment portfolio at 31 October 1998 is shown on Appendix B.

BUILDING LICENCE FEES

Fees to 31 October 1998 were \$306,213 against a budgeted \$715,000.

RECREATION FACILITIES**Craigie Leisure Centre**

In broad terms, the financial position for the Craigie Leisure Centre for the four month period ended 31 October 1998 was:

	Annual Budget	Year to Date Actual
	\$	\$
Administration	-	-
Pool	56,822	115,350
Sports/Functions	111,173	41,974
Fitness Centre	(238,053)	(70,704)
Aerobics	(52,609)	(13,542)
Kiosk	(34,113)	(9,163)
Creche	87,925	29,425
Total Surplus/Subsidy	(\$68,855)	\$93,340

Net subsidy \$93,340

While Council's budget provides for an operating surplus of \$68,855 for this complex for the whole of the 1998/99 year the position at 31 October is a deficit of \$93,340. This will turn around with the improvement in weather conditions as patronage increases.

By way of comparison the net subsidy for the corresponding period last year was \$53,368.

Attendances to 31 October 1998 were 262,026 compared with 247,672 for the corresponding period last year. This reflects an increase numbers of around 14,300.

Leisure Centres

The operating position for the individual recreation centres for the four months ended 31 October 1998 was as follows:-

		Income	Expenditure	Council Contribution	Return
		\$	\$	\$	%
Ocean Ridge	BUDGET	304,400	346,979	42,579	87.7
	ACTUAL	92,963	138,748	45,785	67.0
Sorrento/Duncraig	BUDGET	288,920	366,196	77,276	78.9
	ACTUAL	107,511	130,766	23,255	82.2
Wanneroo	BUDGET	127,340	279,913	152,573	45.5
	ACTUAL	42,552	81,484	38,932	52.2
Warwick	BUDGET	-	173,761	173,761	100.0
	ACTUAL	409	73,307	72,898	100.6
TOTAL	BUDGET	\$720,660	\$1,166,849	\$446,189	61.8
	ACTUAL	\$243,435	\$424,305	\$180,870	57.4

RESERVE ACCOUNTS

Aggregate account balances of Council's reserves at 31 October 1998 was \$30,658,107, as shown in Appendix C.

TRUST FUNDS

Balances at 31 October 1998 were:

Unclaimed Salaries and Wages	\$1,393
Unclaimed Monies	\$50,564
Yanchep/Two Rocks Community Bus	\$76,473

MOVED Cmr Clark-Murphy, SECONDED Cmr Buckley that the Financial Reports for the period ended 31 October 1998 be NOTED.

The Motion was Put and

CARRIED

CJ254-11/98 OUTSTANDING GENERAL DEBTORS - 31 OCTOBER 1998 - [04881]

SUMMARY

This report shows the total outstanding general debtors as at 31 October 1998, together with their status and a comparison with the previous two months.

BACKGROUND

A report covering the full detail relating to debtors is still prepared for internal management controls.

DETAILS - SUMMARY OF DEBTORS

Debtor Status	1998					
	OCTOBER		SEPTEMBER		AUGUST	
	Total O/S		Total O/S		Total O/S	
	\$	%	\$	%	\$	%
Current	210,938.60	3.48	225,048.64	3.78	282,449.66	4.65
30 Days	70,691.52	1.19	92,306.02	1.54	23,377.30	0.40
60 Days	53,863.03	.89	19,627.60	.32	1,829,444.37	30.11
90 Days	726,355.66	12.02	726,681.98	12.12	180,540.48	2.97
Deferred Debtors	4,639,411.90	76.84	4,599,085.55	76.82	3,434,885.55	56.53
Deferred Sporting Club Debtors	336,917.12	5.58	324,506.22	5.42	325,031.22	5.34
	\$6,038,177.83	100.00	\$5,987,256.01	100.00	\$6,075,728.58	100.00

DEFERRED DEBTORS

The deferred debtors relate to:-

- | | | |
|----|--|-----------|
| 1. | Bankruptcies on which dividends are pending. | |
| | | <u>\$</u> |
| | • Onta Foods | 335 |
| | • Signlite Australia | 198 |
| | • Farmer Jacks Connolly | 393 |
| | • Mainline Contracting | 95 |
| | • WA Folk Federation Inc | 1,116 |
| 2. | Accounts, payment of which have been deferred in excess of 12 months. | |
| | | <u>\$</u> |
| a) | Ongar Investments (contribution to Berkley/Redcliffe Avenue intersection upgrade). | 11,352 |
| b) | Allstate Acceptance Corporation (reimbursement of purchase of Water Tanks- account deferred until 30/11/2000) | 6,993 |
| c) | RJ & HC Geary (East Wanneroo Development Cell 3) | 22,000 |
| d) | Municipal Association of WA (Local Government House-equity) | 14,712 |
| 3. | Debits raised for headwork levies - awaiting Ministerial approval. | |
| a) | Galea Building Company
East Wanneroo Development Cell 4
- awaiting ministerial approval on contribution | 87,225 |
| b) | North Whitford Estate Pty Ltd
East Wanneroo Development Cell 5
- Minister of Planning is to determine a headwork levy for each developed lot | 2,132,500 |
| c) | Citywing Nominees
East Wanneroo Development Cell 6 | 152,575 |
| 4. | Mindarie Regional Council - funds owing to the City for:- | |
| | • Operational Surpluses \$1,757,950.62 - last instalment of \$567,333 received 6 November 1998 (this will be reflected in the November summary)- a review of these repayments is being undertaken by the Regional Council and will be considered at its December 1998 meeting; and | |
| | • Capital Advances \$548,575. | |

5. An amount of \$28,045 was raised in anticipation of Workers Compensation premium recovery, pending actual salary and wage submission in October 1998. This sum will then be recovered.

Significant Changes Since the Last Report

\$

60 Days

Fines Enforcement Registry - dog fines 3,552

Education Department - Kinross Primary School 28,147
(ground maintenance Callendar Park - annual charge)

Homebuyers Centre - footpath repairs 3,287

\$34,986

90 Days

Included in the 90 days status, are the following outstanding amounts:-

Homeswest - Development of Peridot Park 56,105

Perth Bicycle Network 39,380
(construction of local bike routes and regional recreation paths)

Ministry of Sport and Recreation 326,342
(construction Warwick Sports Club and Iluka Oval)

\$421,827

DEFERRED SPORTING CLUB DEBTORS

These accounts relate to loans obtained by the City on behalf of three sporting clubs, and which are being repaid over a period of years.

	<u>\$</u>
Quinns Rocks Bowling Club	16,697.98
Wanneroo Districts Rugby Union Football Club	47,412.00
Wanneroo Districts Basketball Association	272,807.14

MOVED Cmr Clark-Murphy, SECONDED Cmr Buckley that the Joint Commissioners RECEIVE the Outstanding Debtors Report as at 31 October 1998.

The Motion was Put and

CARRIED

CJ255-11/98 PURCHASE OF ART WORKS - [14158]

SUMMARY

The Art Collection Working Party met on Tuesday 10 November 1998 to consider purchase of an art work. It has recommended purchase of one work at a cost of \$2,800 entitled Solitude by artist Concetta Petrillo.

The minutes of the Art Collection Working Party meeting held on 10 November 1998 are submitted for noting by the Joint Commissioners.

BACKGROUND

The Art Collection has the following objectives:

- To support contemporary Western Australian art and Artists.
- To provide the citizens of the City of Joondalup and Shire of Wanneroo access to high quality visual art within the boundaries of the region.

The profile of the collection is to establish a collection of good quality artwork by contemporary Western Australian Artists with a second priority of having a regional focus.

Artworks over the value of \$1,000 are required to be considered by the Art Collection Working Party for acquisition for the City's Collection.

Members of the Art Collection Working Party are:

Commissioner Harry Morgan AM
 Rie Heymans, Curator, Art Consultant
 Mark Stanton, Manager Leisure Services

DETAILS

The Art Collection Working Party has recommended purchase of the following work:

ARTIST	TITLE	MEDIUM	ART GALLERY	PRICE
CONCETTA PETRILLO	SOLICITUDE	OIL ON CANVAS	ART AWARD EXHIBIT, 1998	\$2,800
Total				\$2,800

COMMENT/FUNDING

The Consultant recommended purchase of the work because the work:

- meets the Art Collection profile,
- has strong local relevance and includes a local landmark;
- was considered for second place in the recent 1998 Invitation Art Award; and
- is by an emerging artist who is well respected by her peers.

Funds are listed in the 1998/99 budget for the purchase of Artworks, details are listed below.

Account No:	294711235
Budget Item:	Art Purchases
Budget Amount:	\$20,000
Actual Cost:	\$2,800
Remaining Budget	\$19,900

Funds for the first prize of \$10,000 in the Acquisitive Art Award were listed as part of that project and are separate to the funds allocated for Art Purchases.

Funds were also listed in the 1998/99 budget to relabel the Art Collection. The process of relabelling the Art Collection to provide more information on each artwork has commenced and will assist in making the Collection more accessible to the public.

MOVED Cmr Clark-Murphy, SECONDED Cmr Buckley that the Joint Commissioners:

1 NOTE the minutes of the Art Collection Working Party meeting held on 10 November 1998, shown as Attachment 1 to Report CJ255-11/98;

2 PURCHASE the following art work for the Art Collection:

ARTIST	TITLE	MEDIUM	ART GALLERY	PRICE
CONCETTA PETRILLO	SOLICITUDE	OIL ON CANVAS	ART AWARD EXHIBIT, 1998	\$2,800
Total				\$2,800

at a cost of \$2,800 from Account Number 29471235 - Art Purchases.

The Motion was Put and

CARRIED

Appendix VII refers

CJ256-11/98 VEHICLES PURCHASES LIGHT VEHICLE REPLACEMENT RESERVE TENDER NUMBER 140-97/98 [10285]

SUMMARY

In June 1998 the Joint Commissioners accepted in good faith tender 140-97/98 submitted by Skipper Hyundai for the purchase and trade of three (3) 1600/1800cc sedans with the trade of plant.

- 99089 (Hyundai Lantra)
- 99091 (Hyundai Lantra)
- 99093 (Hyundai Lantra)

Notice was received by letter from Skipper Hyundai on 09 November 1998 stating that the vehicles to be supplied did not comply with the exact requirements as stated in the City's specification. Skipper Hyundai could not supply vehicles fitted with drivers side SRS air bags as per the specification. GLS sedans (next model up but without air bags) have been offered to compensate for not supplying the air bags.

As Skipper Hyundai cannot now comply with the City's specification the City has little alternative other than to rescind the resolution and recall tenders.

BACKGROUND

In June 1998 the City awarded tender 140-97/98 - purchase and trade of three (3) 1600/1800cc sedans with the trade of plant:

- 99089 (Hyundai Lantra)
- 99091 (Hyundai Lantra)
- 99093 (Hyundai Lantra)

to Skipper Hyundai for \$10,883. This was detailed in report FA113-06/98.

The City's vehicle specifications included drivers side air bags and this item was included in the corresponding tender received from Skipper Hyundai. The tender was awarded to that organisation based on the information supplied in the tender document.

Notice was received in the form of a letter on 09 November 1998 from Skipper Hyundai stating that it was now unable to comply with the vehicle specifications and could not supply the drivers side SRS air bag. GLS sedans (next model up but without air bags) have been offered to compensate for not supplying the air bags.

Due to inflexibility within the City's light vehicle specification, the specification has been rewritten for small 4 cylinder vehicles to include as optional extras the following:

- ABS Brakes
- Drivers Air Bag
- Electrically Operated Exterior Side Mirrors

Report FA123-06/98 was approved by the Joint Commissioners at the June 1998 meeting.

As Skipper Hyundai cannot now comply with the City's specification there is no alternative for the City other than to rescind the resolution and recall tenders.

COMMENT/FUNDING

The amount tendered by Skipper Hyundai in June 1998 was as follows:

Plant No	Recommended Tender - Changeover	Budget Provision	Budget Savings/Shortfall
99089	\$3,628	\$3,100	(\$528)
99091	\$3,628	\$3,100	(\$528)
99093	\$3,627	\$3,100	(\$527)
TOTAL	\$10,883	\$9,300	(\$1,583)

Regulation 10(2) of the Local Government (Administration) Regulations 1996 requires a rescission motion to be carried by an absolute majority. In view of this it is recommended that the Joint Commissioners by Absolute Majority rescind Resolution 140-97/98.

MOVED Cmr Clark-Murphy, SECONDED Cmr Buckley that the Joint Commissioners:

- 1 in accordance with the provisions of Regulation 10(2) of the Local Government (Administration) Regulations 1996 RESCIND resolution FA113-06/98:**

“accept the tender from Skipper Hyundai for the purchase of three (3)1600/1800cc sedans at a net changeover figure of \$10,883 after trade ins, as detailed in tender 140-97/98;”

“authorise, BY AN ABSOLUTE MAJORITY, in accordance with the provisions of section 6.8(1) of the Local Government Act 1995 the over budget expenditure of \$1,583 - such expenditure to be funded from the Plant Replacement Account”.

- 2 recall tenders for the purchase of (3) three 1600/1800cc sedans and trade:**

99089 (Hyundai Lantra)

99091 (Hyundai Lantra)

99093 (Hyundai Lantra)

The Motion was put and

**CARRIED BY AN
ABSOLUTE MAJORITY**

TECHNICAL SERVICES SECTION

Items CJ257-11/98 and CJ258-11/98 were Moved by Cmr Morgan and Seconded by Cmr Rowell. Cmr Morgan gave notice of his intention to speak on Items CJ257-11/98 and CJ258-11/98.

CJ257-11/98 LANDSCAPE & COMMUNITY INFRASTRUCTURE DESIGN, DEVELOPMENT AND MAINTENANCE GUIDELINES FOR NEW SUBDIVISIONS - [02903]

SUMMARY

The Council of the former City of Wanneroo, at its meeting dated 10 February 1997 authorised a review of the existing median strips and verge landscaping policy.

The Landscape and Community Infrastructure Design, Development and Maintenance Guidelines for New Subdivisions is presented following exhaustive consultation and reviews. These guidelines provide a basis for Parks Landscaping Services/Developer negotiations, long term landscape enhancement and realistic maintenance costs.

It is recommended that the guidelines as shown in Attachment 1, Pages 56-69 of the report prepared by Peppa Pty Ltd dated February 1998 be adopted.

Implementation will be achieved over a two year timeframe, in conjunction with Business Unit restructuring.

BACKGROUND

Report No P11-02/97 recommended the following:-

that Council:

- (a) authorises review of the existing median strips and verge landscaping policy;*
- (b) identifies and develops a priority listing for specific locations prior to consideration of inground reticulation;*
- (c) establishes a Median and Road Reserve Landscaping Working Party comprising one Councillor from each Ward to progress this issue.*

The Committee, comprising:-

Councillor Cooper;
Councillor Taylor;
Councillor Freame;
R McNally - Engineering;
D Cluning - Parks;
P Pikor - Engineering;
D Manning - Parks;

was formed to review the policy and identify options.

Council, at its Budget meeting in July 1997 authorised \$250,000 for the installation of inground reticulation to medians and verges in conjunction with a dry park development programme of \$500,000. A detailed list of median and verge areas was prepared for Councillors' consideration. This linked the existing dry parks and medians, where possible, to combine usage of irrigation, eg. Erindale Road/Warwick Road median was linked to Aberdare and Chelsford Parks in Warwick.

Consultants were engaged to undertake the second stage of the Committee's brief regarding formulation of guidelines for landscape maintenance for new subdivisions. Peppa Pty Ltd was engaged to undertake this study and the report is now presented for Council consideration.

DETAILS

Peppa Pty Ltd has presented its report in February 1998 and this report has been submitted to the following participating groups:-

Town & Country Bank
Peet & Co
Beaumaris Land Sales
Fini Group
LandCorp
Woodvale Waters Landowners' Association
Combined group of resident representatives from Iluka, Kinross,
Connolly and Ocean Reef.

These participants were provided with a draft copy of the report for comment prior to completion of the final draft (see Attachment 1). The final draft was then distributed to the Urban Development Institute of Australia for comment.

Advertisements were placed in the West Australian and Community News for public purchase of the report and copies were placed in all Council libraries. Four copies were direct purchased by the community. A period of 35 days was allotted for submission of comments.

Responses were received from:-

Quinns Rocks Environment Group - This submission is generally supportive of the proposed guidelines, however requests additional utilisation of indigenous plant species.

Homeswest - In general terms, Homeswest supports Council's objectives, however objects to some of the specific implementation provisions.

Ocean Reef Residents Association Inc - The Committee supports the guidelines and awaits the benefit for older suburbs, ie. Ocean Reef.

Town & Country - This organisation congratulates Council on its initiative in undertaking this review and has provided detailed comments for consideration on various aspects of the report.

LandCorp - This organisation's comment is "Generally we find this report to be constructive and unbiased." In principal, LandCorp agrees with the guidelines, however recommends that flexibility be built into these guidelines.

Public Comment -

Mr Eric Graham, 1 Kaufman Avenue Ocean reef requests that indigenous vegetation be preserved.

Mrs Melanie Leather, 31 Swanson Street Ocean Reef supports the enhancement as it improves property values and community values.

Council Business Unit - Manager Development Management Services indicates general support for items relevant to the business unit.

UDIA - The report is comprehensive and identifies the need for co-operation between developers and Council to meet objectives of a higher quality of landscaping and maintenance being demanded by the public. General comments were then provided regarding specific guideline proposals.

Document Summary

The initial impact of the report was of concern as it outlined the public and developer perception of the then Parks Department. The objective to identify issues, "warts and all", was achieved.

Undertaking a review such as this, and offering the report for public comment, has produced a clearer understanding of the procedures for the public and, more importantly, the developers.

Assessment of the consultant's Executive Summary recommendations is as follows:-

1. *Guideline for subdivision landscaping and Public Open Space design achievement and development.*

Recommendation:

- (i) *Council receives the guidelines listed on pages 56 to 69 of the report prepared by Peppa Pty Ltd dated February 1998 and listed under the headings of:-*
 - (a) *Communication for the preparation of designs for landscaping and community facilities.*
 - (b) *Landscape plan.*
 - (c) *Landscape specifications.*
 - (d) *Plant species selection.*
 - (e) *Design restrictions.*
 - (f) *Instruction manuals.*
 - (g) *Temporary landscaping.*
 - (h) *Landscape maintenance for new subdivisions.*
 - (i) *Guidelines for the layout of a subdivision.*
- (ii) *Council distributes these guidelines for comment within 28 days by the Subdividers operating within the Council's area, the Urban Development Institute of Australia, the Woodvale Waters Landowners Association and residents who attended the associated meetings.*
- (iii) *Subsequent to the receipt of comments, the guidelines be reviewed as necessary and represented to Council for adoption.*

2. *Landscape Maintenance Quality.*

Recommendation:

In the instances where subdivisions containing enhanced landscaping and community facilities are occupied, Council shall hold a public meeting of the landowners at which:-

- *the landscape enhancements shall be identified;*
- *the maintenance quality envisaged by the Subdivider and the costs are identified;*
- *the normal maintenance levels undertaken by Council are displayed together with costs;*
- *the differences in maintenance levels and costs are interpreted;*
the three options are given of -
 - (a) maintaining the higher standards;*
 - (b) a programmed decline in maintenance standards to normal Council level, or,*
 - (c) an immediate drop in maintenance to the Council's normal level;*
- *the options of methods and processes to deliver each of the maintenance levels are to be given;*
- *the method of determining the extra charges, where applicable, are identified;*
- *should the higher level of maintenance be a requirement of the landowners at the meeting, then those areas that will be maintained by Council and those maintained by others should be identified.*

The procedures to be put in place by Council for the maintenance of the landscape elements within the particular area covered by the public meeting would be determined as a consequence of a simple majority vote taken at the public meeting.

Iluka is currently in the public consultation process. Beaumaris Land Sales and Parks Landscaping Services are co-ordinating these meetings.

3. *Cost recovery as a consequence of undertaking a higher level of landscape maintenance.*

Recommendation:

- (i) Where an enhanced landscape maintenance level is required by the landowners to be provided to an area, a Specified Area Rate shall be considered as the preferred option to recover the additional service costs as outlined in Section 6.37 of the Local Government Act.*
- (ii) Item (i) above be referred to the Director of Resource Management to prepare a full report to Council on the implications and indications of costs.*

The Director Resource Management has prepared a report for Council consideration in conjunction with the Iluka proposal.

4. *Staffing Requirements.*

Recommendation:

- (i) *Council considers the appointment of a staff member within the Parks Landscaping Services Business Unit to be associated with the development and maintenance of landscape works and public open space within new subdivisions and also for the establishment and servicing of the associated Landowner Committees.*
- (ii) *The Manager Parks Landscaping Services prepares a report related to the costs and options for fulfilment of the duties as outlined in item (i) above.*

While agreeing with the recommendation, it would be logical to list this recommendation for reconsideration following the split of Joondalup and Wanneroo.

A copy of the complete guidelines for subdivision landscape and POS design, development and maintenance is included as Attachment 1. The guidelines provide a detailed process for Parks Landscaping Services to achieve the goals desired by developers, public and Council. It is proposed that these guidelines be progressively enacted where applicable.

There are various proposals that require specific funding, ie. Item 6 Instruction Manuals and Item 8 Landscape Maintenance for a New Subdivision. These items will require additional funds and will be listed for consideration in the 1999/2000 Budget submissions to Council.

COMMENT/FUNDING

This report has provided Parks Landscaping Services with the required information to prepare items of policy or procedure. The initial brief was for a review of the existing Median Strips and Verge Landscaping Policy and it is proposed that this be completed in conjunction with the review of the report guidelines.

Parks Landscaping Services has initiated various aspects of these guidelines in relation to POS design and specifications. The Community Codes currently on trial via the Planning Ministry also impact on Item 9 Guidelines for the Layout of a Subdivision. This item will be reviewed in conjunction with the Community Codes to ensure compliance.

MOVED Cmr Morgan, SECONDED Cmr Rowell that the Joint Commissioners:

- 1 **ADOPT** the guidelines prepared by Peppa Pty Ltd dated February 1998, forming pages 56-69 of Attachment 1 to **Report CJ257-11/98;**
- 2 **AUTHORISE** the Director Technical Services to review these guidelines as matter relating to:
 - (a) **policy;**
 - (b) **procedure.**

3 REQUEST policy consideration to be presented in due course to Council for adoption.

Discussion ensued. Cmr Morgan spoke in support of the Motion, advising that he believed the Guidelines would enable Council to determine appropriate policy.

The Motion was Put and

CARRIED

Appendix VIII refers

CJ258-11/98 PETITION REQUESTING CONSTRUCTION OF A LIMESTONE PATH IN BURNS BEACH ROAD BETWEEN MARMION AVENUE AND OCEAN PARADE, BURNS BEACH - [04968, 11973]

SUMMARY

A 264 signature petition has been submitted requesting that priority be given to the construction of a limestone path in Burns Beach Road between Marmion Avenue and Ocean Parade, Burns Beach.

A section of dual use path between Marmion Avenue and Delgado Parade is to be provided as part of the current southern subdivisional development adjacent to Burns Beach Road. To coordinate with this proposed construction, it is recommended that a temporary limestone path on the southern side of Burns Beach Road between Delgado Parade and the Burns Beach townsite be listed for consideration in the 1999/2000 Capital Works programme.

BACKGROUND

In the October 1997 Technical Services meeting complaints had been received from local residents concerning the lack of a path in Burns Beach Road between Marmion Avenue and Ocean Parade, Burns Beach.

A report of the former City of Wanneroo was submitted to the 19 May 1998 meeting of the Joint Commissioners recommending that the construction of a stabilised limestone path in Burns Beach Road between Ocean Parade and the proposed subdivisional road Delgado Parade be listed in the Capital Works Forward Plan.

The report indicated that as part of the subdivisional development to the south of Burns Beach Road a dual use path would be provided along Burns Beach Road and progressively extended towards the Burns Beach townsite. Due to the low demand for pedestrian facilities in Burns Beach Road and the future subdivisional development the project was considered to be of a low priority.

The priority given the project has been questioned by the Burns Ratepayers, Residents and Community Recreation Association in a letter dated 29 July 1998.

DETAILS

The Iluka land to the south of Burns Beach Road and to the west of Marmion is to be subdivided for residential development. As part of this subdivisional development a lower order dual carriageway is proposed to be constructed for Burns Beach Road between Marmion Avenue and Delgado Parade and then transitioning to a coastal access road to the Burns Beach townsite. The road reserve will need to be widened by 12.5 metres on the south side between Delgado Parade and Marmion Avenue to accommodate the dual carriageway.

The overall subdivision planning provides for a dual use path along the southern side of Burns Beach Road frontage to be provided progressively as part of the Iluka subdivision between Marmion Avenue and the Burns Beach townsite. It is anticipated that the dual use path between Marmion Avenue and Delgado Parade will be completed by June 1999, however, the timing of the development west of Delgado Parade is unknown.

An item for the construction of an interim stabilised limestone path in Burns Beach Road between Delgado Parade and Ocean Parade has been included in the Five Year Capital Works Forward Plan. This path is seen as an interim measure to provide connectivity between the path to be provided by the Developer to the east of Delgado Parade and the existing path to the west of Ocean Parade. The location of the dual use path along Burns Beach Road is shown on Attachment 1.

The provision of this interim limestone path would preferably be the first stage of construction of the permanent dual use path. There is a significant cost in providing a limestone path and to preserve the asset it is preferable that it be constructed on its ultimate alignment on the south side of the road. The subdivisional development west of Delgado Parade may be some years away and it may not be possible to construct an interim path on its ultimate alignment due to the need for clearing and earthworks to be undertaken.

A temporary limestone path can be provided on the completion of the dual use path between Marmion Avenue and Delgado Parade, however, it is likely that it will need to be relocated when the subdivisional development to the south proceeds. It would, however, provide a connection with the existing dual use path network.

COMMENT/FUNDING

The cost to provide a two metre wide stabilised limestone path on Burns Beach Road between Delgado Parade and the existing dual use path at Ocean Parade is approximately \$28,000. Currently no funding has been allocated for this project and it can therefore be listed for consideration in the 1999/2000 Capital Works programme.

MOVED Cmr Morgan, SECONDED Cmr Rowell that the Joint Commissioners LIST the construction of a temporary stabilised limestone path on the south side of Burns Beach Road between Delgado Parade and the existing dual use path in Ocean Parade, Burns Beach in the 1999/2000 City of Joondalup Capital Works Budget.

Cmr Morgan spoke in support of the Motion.

The Motion was Put and

CARRIED

DEVELOPMENT & PLANNING SERVICES SECTION

Items CJ259-11/98 and CJ260-11/98 were Moved by Cmr Rowell and Seconded by Cmr Morgan.

CJ259-11/98 SANDPIT AND PLAY AREA SHADE STRUCTURES - [10297,002977]**SUMMARY**

At the January 1998 meeting, the Joint Commissioners for the former City of Wanneroo authorised the appointment of a consultant to investigate the shade requirements and design suitable shade structures for Council built play centres. Baverstock Murphy & Associates Architects were appointed to undertake the work, and their overview report has now been received. This report examines the proposals made by Baverstock Murphy & Associates and recommends proceeding to documentation and the calling of tenders for the work with the exception of two sites in the City of Joondalup, and further recommends that these sites be listed for consideration in the 1999 Draft Budgets of the City of Joondalup.

BACKGROUND

The report titled "Shade Pergolas Over Council Built Play Centres" (P08-01/98) outlined the legal, physical and scientific constraints affecting the construction of shade facilities. The report included information on recent Queensland research that found no shade structure could provide protection from ultra violet radiation greater than SPF4 ($1\frac{1}{2}$ hour exposure) but all shade structures improved the comfort of those underneath increasing the risk of over-exposure. To this end, the Joint Commissioners requested that a policy together with all procedures, work instructions, forms, reports and education strategies necessary to implement the policy be prepared on implementing a management regime, whereby all children temporarily taken into Council's care would be required to wear suitable protective clothing and sun-screen creams before being allowed to play outside (P34-05/98 refers). Copies of both reports have been placed in the Commissioners' Reading Room for information.

DETAILS

Baverstock Murphy and Associates have identified several key issues to be examined in any design work, defined the design parameters and made specific recommendations for each of the 20 sites they were asked to assess.

Key Issues

The primary means of avoiding the risk of skin cancer is by carers exercising good management practices:

- (a) refining time periods when children are playing in exposed areas; $1\frac{1}{2}$ hours or less continuous exposure is recommended;
- (b) ensuring all children wear hats and 15+ or 30+ sun creams;

- (c) providing solid shade where children are likely to be playing for longer sustained periods (e.g. sandpits). 100% shade from late September to early March is recommended because this period has higher radiation levels and the maximum effect from the "hole" in the ozone layer;
- (d) some compromise in full shade is necessary because of the difficulty of controlling low angled sun in summer (particularly morning sun). It is recommended that 50% of the sand pit area be fully shaded at these times. This 50% area would be largely shaded within 1½ hours by using vertical sun breaks (lattices, plantings, screens etc.);
- (e) providing general shading using trees and shrubs: Deciduous trees are recommended because they provide a more solid shade from high angled sun than eucalypts, and they allow warmth and light to penetrate in winter.

Even though the WA Cancer foundation has indicated that exposure in winter is still a problem, it is reported that the problem is lessened because of lower radiation levels, the thicker ozone layer limiting incident ultra violet radiation and shorter hours of sunlight. Management with hats and sun-screens is far more appropriate at this time.

From a practical aspect, winter shade will make play areas dark, damp and cold. Sun, light and warmth are necessary for health and happiness, and varying light conditions are critical for the development of young childrens' eyes.

It is recommended that rather than being concerned about direct solar exposure in winter, winter exposure should be managed by hats and sunscreens, with solar penetration being enhanced. All design recommendations have therefore been based on the principle of shade in summer, exposure in winter.

Design Parameters

- 1 Maximum solar exposure to all areas in winter.
- 2 Provision of shade relief in autumn/spring via landscaping.
- 3 Provision of full shade via trees in large open areas, these trees also casting shadows over dangerous areas such as metal slides during the middle of the day.
- 4 Maximum full shade to sandpits by a shade structure in summer.
- 5 A minimum of 50% full shade on the sandpit at 9:00am in summer (easterly sun).
- 6 A minimum of 50% full shade on the sandpit at 3:00pm in summer (westerly sun).
- 7 Provision of wind breaks to the east and west when in fully exposed open areas.
- 8 Design to allow easy surveillance of activities in the sandpits.

Specific Recommendations

The report contains considerable detail for all sites. These can be summarised as follows:

- 1 Existing steel roofed patio type shelters should have "parasol" roofs added (a second ventilated skin to keep the sun off the main roof restricting heat transfer)

- 2 New shelters can be to a “standard” design of a sun control louvre roof with louvres set to angles and spacings that exclude summer sun, a lattice screen down to approximately 1.4m above ground level on east and west sides exposed to low level sun, and a deciduous vine trained along the lattice.
- 3 The planting of fast growing deciduous trees (Paulownia the recommended genus) to shade specific areas in summer.
- 4 In some cases, re-positioning play equipment and even re-developing sandpits to make them more amenable to shading.

COMMENT/FUNDING

The report contains preliminary cost estimates for each site. The landscaping costs have been reviewed by the Manager Parks Landscaping Services, who has recommended that the allowance for planting in each case be substantially increased to allow for making changes to irrigation systems, providing tree guards, replacing vandalised specimens etc.

Using the revised landscaping figures, the cost of implementing the recommendations would be \$103,940 with fees at the original allowance of \$9,000 making a total project cost of \$112,940. As the total budget funds available are \$87,970, it would be possible to implement action on most but not all of the sites in the current financial year.

It should be noted that although the works cover facilities in both the City of Joondalup and the Shire of Wanneroo it is proposed to fund the works under this one budget allocation.

In the report, Baverstock Murphy and Associates point out that Sorrento/Dun Craig Recreation Centre has several inadequate shade cloth structures (not full shade). As these are quite new and a management strategy is in use, it is recommended to defer action on these structures until the next financial year. There is one slatted pergola, however, that needs urgent attention.

In addition, it is proposed to defer any action on the Creche veranda at Craigie Leisure Centre. Being on the south-western side of the building and being largely shaded by the building itself as well as the extensive verandah area, the sun does not reach the play area until about 4.45pm in summer (outside the critical guideline time recommended by the Cancer Foundation), and does not reach at all in winter.

It should be noted that as shade structures do not add to resistance to ultra-violet radiation but only improve comfort, so long as a management strategy of hats, 15+ or 30+ sun screens and suitable clothing is enforced, Council's liability in deferring the work at the Sorrento/Dun Craig Recreation Centre and Craigie Leisure Centre is not increased.

While the figures provided are preliminary estimates only and may change when detailed designs are developed, the savings generated by deferring action at the Sorrento/Dun Craig Recreation Centre and Craigie Leisure Centre coupled with savings from one site in the Shire of Wanneroo reduce the estimated costs:

Total Estimated Works	\$76,096
Total Fees	<u>\$ 9,000</u>
Estimated Project Cost	\$85,096
Project Contingency	<u>\$ 2,874</u>
Total Estimated Project Cost	<u>\$87,970</u>

Account No:	21884
Budget Item:	BMN591
Budget Amount:	\$87,970
Estimated Cost:	\$87,970

MOVED Cmr Rowell, SECONDED Cmr Morgan that the Joint Commissioners:

- 1 ACCEPT the recommendations from Baverstock Murphy and Associates regarding the Key Issues and Design Parameters outlined in that report for the Shire of Wanneroo and City of Joondalup for a total estimated budget amount of \$87,970;**
- 2 DEFER action at the Sorrento/Dun Craig Recreation Centre and Craigie Leisure Centre and LIST for consideration in the 1999/2000 Draft Budget the sum of \$20,000 for the installation of shade devices at Sorrento/Dun Craig Recreation Centre and \$1,000 for the same at Craigie Leisure Centre;**
- 3 AUTHORISE the documentation and calling of tenders for the supply of shade devices to Council built play centres.**

The Motion was Put and

CARRIED

CJ260-11/98 PROPOSED BUILDING ALTERATIONS - FORREST PARK CHANGEROOMS, RESERVE 32299 (47) FORREST ROAD, PADBURY - [07496J, c.004819, 06514J]

SUMMARY

The President of the Northern Warriors Veterans Football Club has written to Council requesting permission to make alterations to the presently unused changerooms at Forrest Park, Reserve 32299 (47) Forrest Road, Padbury. The changerooms at Forrest Park will provide the Club with a permanent home, training venue and storage facilities for equipment. The move to this new venue will also reduce the load on McDonald Park which the Club currently uses. The Club has stated that all works associated with the alterations, installation and on-going maintenance of a new hot water system will be funded by the Club at no expense to Council. This report examines the proposal and recommends approval in principle subject to certain conditions.

BACKGROUND

The Northern Warriors Veterans Football Club fields two teams aged 35 and over in the Super-Rules WA competition (part of the national Super-Rules Australia competition). The club is affiliated with the Whitford Amateur Football Club and supports the Whitford Junior Football Club. For the last 10 years the Club has trained all year round at McDonald Park, but this facility does not offer the club a permanent home nor storage facilities for match day equipment.

Some clubs have been informally asked to investigate alternative training facilities as McDonald Park is very heavily used. In response, the Northern Warriors Veterans Football Club has found the currently unused changerooms at Forrest Park suitable for adapting to become a permanent "home" and Forrest Park suitable as a training venue.

By taking over the changerooms, bulky items belonging to the Whitford Junior Football Club currently left in one of the changerooms, can be accommodated in the existing store room at the rear of the building.

DETAILS

As shown on Attachment A Page 2, the Northern Warriors Veterans Football Club proposes to:

- 1 create one large changeroom by partially removing the dividing wall;
- 2 create a secure club store by bricking up the existing kiosk servery and door and re-positioning these internally;
- 3 enlarging and moving the existing changeroom entry by removing the brick privacy screen, bricking up one door and replacing the other single door with a double door and steel gates;
- 4 installing a "one way" door between changeroom and male public toilet;
- 5 re-locating the hand basin and urinal in the male toilet and creating a double shower alcove;
- 6 supplying and installing two instantaneous hot water systems, hot water supply to showers and store room, and an electrical sub-meter to allow the Club to be billed for hot water usage, and;
- 7 constructing a colorbond patio in front of the changeroom area.

The club has also requested that the changerooms be placed on the City's secure key system.

COMMENT/FUNDING

By making the alterations outlined above, not only will the use of Forrest Park reduce the load on McDonald Park and provide the Northern Warriors Veterans Football Club with much needed storage facilities and a "home", but it is believed that the presence of responsible adults during the week will also go some way to deterring vandalism on the park.

The Northern Warriors Veterans Football Club has stated that all works above, including on-going maintenance of the hot water system sub-meter will be funded by the Club at no expense to Council. It is suggested that this commitment to maintenance costs be extended to the hot water system(s) as a whole.

MOVED Cmr Rowell, SECONDED Cmr Morgan that the Joint Commissioners APPROVE IN PRINCIPLE the alterations to the existing changerooms at Forrest Park, Reserve 32299 (47) Forrest Road, Padbury proposed by the Northern Warriors Veterans Football Club subject to:

- 1 all works being overseen by a registered builder;
- 2 the Club or its builder applying for and gaining a building licence for the works;
- 3 the Club funding costs for all works;
- 4 the Club acknowledging in writing that it will provide all maintenance to the hot water system, pipes and taps as well as the sub-meter already proposed.

The Motion was Put and

CARRIED

CJ261-11/98 CLOSE OF ADVERTISING - CURRAMBINE LOCAL CENTRE STRUCTURE PLAN - [11160J]

METRO SCHEME:	Urban
LOCAL SCHEME:	Commercial, Tavern, Service Station, Civic, Residential R20/R40
APPLICANT/OWNER:	LandCorp
CONSULTANT:	Mitchell Goff & Associates

SUMMARY

A Structure Plan prepared for the Local Centre of Currumbine by Mitchell Goff & Associates on behalf of LandCorp was adopted by the Joint Commissioners at their meeting on 8 September 1998 and advertised for public comment for a 30 day period which closed on 30 October 1998. Two submissions were received.

Comments received from the Ministry for Planning have been incorporated in the revised Structure Plan document which complies with the requirements of the Scheme in respect of a Structure Plan and is recommended to be adopted.

BACKGROUND

At their meeting on 8 September 1998, the Joint Commissioners resolved to accept the draft Structure Plan for the Currumbine Local Centre attached to Report No CJ108-09/98 and advertise it for public comment.

The subject land is the western portion of Lot 998 Marmion Avenue at the corner of Marmion Avenue and Moore Drive (Attachment 1). It is approximately 5.8 hectares in area and was formerly zoned Commercial, Tavern, Service Station, Civic, Residential R20/R40. The Centre is currently proposed for rezoning to a Centre Zone under Amendment No 809 to Town Planning Scheme No 1.

The Structure Plan will control the form and details of development on this area and will allow modifications to be made, both to the area involved and to the provisions, as the development proceeds.

DETAILS

This Structure Plan will determine the overall detailed land use and form for urban development within the District Centre. The area is divided into three precincts which accommodate broad land use groupings and are depicted on the Structure Plan Map, as follows: 1) Commercial Centre Precinct; 2) Residential Mixed Use Precinct; and 3) Residential Zone. Each has a predominant use which is treated flexibly and allows other compatible uses so that the District Centre can develop richness and vitality.

The draft Structure Plan was advertised for public comment for a 30 day period which closed on 30 October 1998. Two submissions were received.

One submission was from the Currambine Community Association and was primarily addressed to the provisions of Amendment 809 to Town Planning Scheme No 1. However some of the matters raised relate to provisions of the Structure Plan and are addressed here:

- the proposals for a Service Station and a Tavern shown in the list of uses permitted in the Commercial Precinct were strongly opposed;
- the Community Centre site was considered to be better sited adjacent to Currambine Primary School; and
- future expansion of retail and service providers in the area was opposed.

The other submission was from an owner of property to the north requesting that if Grouped Housing is built adjoining his land it should be restricted to single storey.

Preliminary comments were received from the Ministry for Planning and the comments have been discussed with the proponent and the appropriate changes made to the Structure Plan. The Ministry asked for the incorporation of the principles of Liveable Neighbourhoods - Community Design Code and for changes to the Structure Plan Map. Other comments related to the ceding of the Community site and allocation of retail floorspace. These comments have been incorporated in revisions to the Structure Plan (see Attachment 2).

A community purpose site of 5,000 sq m is to be provided within this area; the precise location of which will be agreed with Council. Provisions for its ceding and vesting have been included in the Structure Plan.

Following adoption the Structure Plan is to be submitted to the Western Australian Planning Commission for adoption and certification. The Commission may adopt the Structure Plan with or without requiring modifications or it may refuse to adopt it and shall inform Council.

COMMENT

The Structure Plan conforms with the requirements of Part 10 of the City of Joondalup Town Planning Scheme and is acceptable for the control of development within the Structure Plan area. It has been discussed with officers of the Ministry for Planning, who have provided their comments as discussed above.

The comments that oppose commercial uses within the Local Centre refer to uses which are presently approved as part of the existing zoning for the area. The purpose of the Structure Plan is to control and integrate these functions but not alter the zoning so as to refuse them.

If Grouped Housing is proposed it will be subject to the provisions of the Residential Planning Codes and Council's Height policy which, it is suggested, provide adequate protection for the amenity of adjoining owners. It is not therefore considered necessary to restrict development on any part of the Residential Mixed use precinct to single storey.

These comments are not considered to necessitate any modification of the Structure Plan provisions.

MOVED Cmr Rowell, SECONDED Cmr Morgan that the Joint Commissioners, pursuant to Clause 10 of the City of Joondalup Town Planning Scheme No 1, ADOPT as satisfactory the Structure Plan for Currambine Local Centre.

Cmr Rowell spoke in support of the Motion.

The Motion was Put and

CARRIED

Appendix IX refers

CJ262-11/98 AMENDMENTS TO JOONDALUP CITY CENTRE DEVELOPMENT PLAN AND MANUAL - [15136J]

SUMMARY

The requirements for open space provision in residential development in the Lakeside District section of the Joondalup City Centre Development Plan and Manual need to be clarified. The relevant clause of the Manual refers to site coverage rather than the provision of open space and courtyards which are part of the Manual requirements for City North District of the Joondalup City Centre. Addition and clarification of these provisions is not considered to require advertising.

BACKGROUND

Clause 5.42 (b) of Town Planning Scheme No 1 states "The Joondalup City Centre Development Plan and the Joondalup City Centre Development Manual adopted by Council on 20 December 1995 shall be deemed to be an Agreed Structure Plan and may be changed, subject to such changes being approved under the provisions of Part 10 of the Scheme."

Clause 10.7 provides that “ an agreed Structure Plan may, subject to the approval of the Commission, be amended or revoked by the Council. Public Notice of the amendment or revocation shall be given in accordance with clause 10.5 but, in the case of an amendment the public notification may be waived when the amendment is considered by the Council to be of a minor nature such as not to materially alter the intent of the Agreed Structure Plan....”

At their meeting on 25 August 1998, the Joint Commissioners agreed to adopt a new section for the Joondalup City Centre Development Plan and Manual which incorporated a new section for Lakeside District. The requirements that were included in that document relating to the provision of open space are now considered to be substantially different and the introduction of a new clause that brings them into line with the City North District is now proposed.

DETAILS

Clause A4.2 of the Development Plan and Manual provisions for Lakeside District reads as follows:

Site Coverage

Maximum 70% site coverage permitted.

The corresponding clause, A2.1 in the City North District section reads:

Residential R60. The minimum amount of open space (as defined under the Residential Planning Codes) is 30% subject to the provision of a courtyard with a minimum dimension of 4 metres.

Site coverage is not defined in the Residential Planning Codes and although a term in common use could be interpreted in a different way from open space, which is not the intention of this clause. The requirement for a 4 metre courtyard ensures that the open space is provided in a useable size for outdoor activities. This clause should also be clarified to require a minimum area of the courtyard. The existence of differing standards of provision and methods of calculation in the City Centre is considered to be difficult to administer so the two requirements are proposed to be brought into line.

The following amendments to the Lakeside District section of the Development Plan and Manual are proposed:

delete “Site Coverage

Maximum 70% site coverage permitted.”

and insert: “ Open Space

The minimum amount of open space (as defined under the Residential Planning Codes) is 30% subject to the provision of a courtyard with a minimum dimension of 4 metres.”

COMMENT

The differing standard of open space provision for Lakeside District results from an attempt to simplify the Development Plan and Manual provisions for builders. This has resulted in an anomalous situation that may lead to confusion among landowners and Council officers alike. The co-ordination of the two expressions of the standard is considered to be necessary.

It is not considered that the intention or detail of the Joondalup City Centre Development Plan and Manual would be altered by this change and no building has yet been approved under the new section of the Development Plan and Manual. The amendment is therefore considered to be of a minor nature and this change is considered to be acceptable without advertising.

MOVED Cmr Rowell, SECONDED Cmr Clark-Murphy that the Joint Commissioners:

- 1 in accordance with Clause 10.7 of Town Planning Scheme No 1, **ADOPT** the following minor modifications to the Lakeside District section of the Joondalup City Centre Development Plan and Manual:

delete the heading *Site Coverage* and replace it with "Open Space"

delete the text *Maximum 70% site coverage permitted* and replace it with "The minimum amount of open space (as defined under the Residential Planning Codes) is 30% subject to the provision of a courtyard with a minimum dimension of 4 metres."

- 2 exercise discretion under Clause 10.7, **WAIVE** the public notification since the amendment is considered to be of a minor nature such as not to materially alter the intent of the Agreed Structure Plan.

The Motion was Put and

CARRIED

**CJ263-11/98 PROPOSED CLOSURE OF PEDESTRIAN ACCESSWAY
BETWEEN CRAWLEY GROVE AND FAIRLAWN
GARDENS, HEATHRIDGE - [09909J]**

SUMMARY

Closure of the pedestrian accessway between Crawley Grove and Fairlawn Gardens, Heathridge has been requested by all four adjoining landowners.

Edgewater railway station opened approximately five years ago increasing the use of the above pedestrian accessway. During the summer months of last year, Transperth introduced a late night train service, running trains until 3.00 a.m. on Friday and Saturday mornings. The applicants allege this has caused regular occurrences of antisocial and disruptive behaviour resulting in loss of security and quality of life to landowners adjoining the pedestrian accessway.

The proposed closure was advertised to gauge the opinions of the local residents of the area and at the close of the advertising period, letters of objection were received from three residents. Prior to the advertising period, the applicants provided the City with a petition supporting closure from 23 local residents. Based on the comments from the Department of Transport, the Ministry for Planning and the fact that this pedestrian accessway is an important link for access to the Edgewater train station, closure should not be supported.

BACKGROUND

All four adjoining landowners support closure and have agreed to purchase the land within the accessway and meet all associated costs.

The proposed closure was referred to the servicing authorities, the Ministry for Planning and the Department of Transport for their comments.

The Ministry for Planning is concerned that closure of the pedestrian accessway will result in longer and less convenient pedestrian and cycle access to the Mitchell Freeway footbridge and Edgewater railway station and it therefore does not support closure.

The Department of Transport stated it does not support closure as the pedestrian accessway serves as an important link for residents in the area to Edgewater railway station. They also state that the applicants had written to Transperth identifying concerns with regard to the operation of late night train services, particularly the impact these services have on pedestrian accessways. The Department of Transport advise that the trial of late night train services over the summer period of 1997-98 was successful and the services remain in demand. Also, these late night services are likely to be a standard feature of the public transport system in the future, particularly on Friday and Saturday nights.

The Department of Transport closes its submission by stating that many residents deliberately elect to live near train lines and particularly train stations, in order to maximise opportunities for public transport.

Telstra, Western Power and Alinta Gas do not have any service plant in the accessway and advised the City that they have no objection to closure taking place.

The Water Corporation has a water main located within the accessway which will be required to be cut and capped and its reticulation system modified at an approximate cost of \$2090.00.

DETAILS

The proposed closure was advertised for a period of thirty days by way of on site signs and a notice in the local newspaper. At the close of the advertising period four letters of objection were received. The City did not receive any letters of support during the advertising period. However, prior to the advertising period the applicants submitted a petition indicating 23 residents in the vicinity of the pedestrian accessway support the closure. The location of the objectors and petitioners is shown on Attachment No. 1.

One resident who objected to closure, works locally on a shift basis and relies heavily on the pedestrian accessway to access her place of work. She stated that she uses the pedestrian accessway regularly at various times of the day and night due to her employment, and has never witnessed any anti-social behaviour.

A further objector who alleges she has never witnessed any anti-social behaviour uses the train regularly.

A copy of the applicant's supporting letter when initiating the application was also sent to Chris Baker MLA State Member for Joondalup and Paul Filing former Federal Member for Moore. Mr Baker wrote to the City supporting the closure, and Mr Filing asked that the applicants concerns be considered and if closure was not a proposition, for the City to look at options such as better lighting of the accessway.

Prior to the formal application for closure being made, a letter was received from a resident in Crawley Grove stating that during the day there was not any problems with the accessway, however, from early evening onwards she had witnessed fights, youths jumping over fences, damage to parked cars and drinking. The resident stated that many of the problems are caused by people alighting from the train after late night drinking sessions.

Again, prior to the formal application being made a further letter was received from a resident also living in Crawley Grove, stating that she was aware that an application was being prepared to propose closing the accessway and as she uses the train frequently, objects to closure.

A recent site inspection of the accessway revealed graffiti on fences, paving slabs and sheds. There was a small amount of litter and evidence of damage to one small panel of fence.

COMMENT

Although, some sympathy must go to the landowners of the pedestrian accessway who claim to be experiencing anti-social behaviour, the link to the railway station is a strategic community facility and therefore closure should not be supported.

REPORT RECOMMENDATION: That the Joint Commissioners NOT AGREE to close the pedestrian accessway between Crawley Grove and Fairlawn Gardens, Heathridge.

MOVED Cmr Rowell, SECONDED Cmr Morgan that the Joint Commissioners AGREE to close the pedestrian accessway between Crawley Grove and Fairlawn Gardens, Heathridge subject to the benefiting adjoining property owners agreeing to meet all of the associated costs and request the Department of Land Administration to close the accessway accordingly.

Cmrs Rowell and Morgan spoke in support of the Motion, believing that the closure of the pedestrian accessway between Crawley Grove and Fairlawn Gardens, Heathridge would not unduly hinder pedestrian access to the Edgewater railway station.

The Motion was Put and

CARRIED

Items CJ264-11/98 to CJ268-11/98 inclusive were Moved by Cmr Rowell and Seconded by Cmr Buckley.

**CJ264-11/98 PEDESTRIAN ACCESSWAY CLOSURE BETWEEN
KEBROYD WAY AND DAMPIER AVENUE,
KALLAROO - [04524J]**

SUMMARY

An adjoining landowner of the above pedestrian accessway requested closure on the grounds of anti-social behaviour. The landowner alleges the accessway is used for drug taking, vandalism and attempted burglaries. All four adjoining landowners support the closure.

The proposed closure was advertised to gauge the opinions of the local residents of the area, and at the close of the advertising period two letters of objection were received and three letters of support. The Department of Transport and Ministry for Planning have no objection to the closure. Closure of this accessway will have minimal impact on the pedestrian movement in the area due to there being alternative access through Kiernan Park (Reserve 39966). The application for closure could therefore be supported.

BACKGROUND

An adjoining landowner of the above pedestrian accessway requested the closure on the grounds of anti-social behaviour. The applicant in a letter to the former Member for Moore, Mr P Filing, alleges that the pedestrian accessway is where people congregate for the purpose of drug taking, vandalism and attempted burglaries. The applicant further alleges that the accessway provides an area where people assemble to observe and target homes and gain unobserved access to backyards.

All four adjoining landowners support closure, two of whom have agreed to purchase the land within the accessway and meet all associated costs.

The proposed closure was referred to the servicing authorities, the Ministry for Planning, and the Department of Transport for their comments. The Ministry for Planning advised that the pedestrian accessway forms part of the pedestrian/bicycle network of the area, however, as distances to nearby recreation reserves will not be greatly increased by the closure, the Ministry has no objection to closure. The Department of Transport stated it had no objection to closure.

Telstra, Western Power and Alinta Gas do not have any service plant in the accessway and advised the City that they have no objection to closure taking place.

The Water Corporation has a water main located within the accessway which will be required to be cut and capped at an approximate cost of \$974.00.

DETAILS

The proposed closure was advertised for a period of thirty days by way of on site signs and a notice in the local newspaper. At the close of the advertising period two letters of objection were received and three letters of support. The location of the objectors and supporters is shown on Attachment No. 1.

A recent inspection of the pedestrian accessway revealed that though sight lines were good, there were signs of graffiti on adjoining fences and overgrown grass along the sides of the accessway.

Concerns raised by the objectors were that the accessway was used regularly on journeys such as attending the primary school, to bus stops and walking to Whitford City Shopping Centre. One objector stating that if the accessway were closed, the nearest access is through Kiernan Park, and it was difficult using this route in the magpie season for fear of being swooped, and for anybody pushing a pram.

Supporting submissions for closure stated that the accessway was frequently the target of graffiti, vandalism and the dumping of shopping trolleys and alcohol containers. A further supporter recognises that Kiernan Park is an alternative access, but requests that the existing pathway in Kiernan Park be extended to Contest Close, to aid with walking when the grass is wet. Also, that security lighting be installed to assist with safety and security at night and early in the morning.

COMMENT

As there is access for the local community from Contest Place through Kiernan Park that does not greatly increase walking distances if closure takes place, the application for closure could be supported.

MOVED Cmr Rowell, SECONDED Cmr Buckley that the Joint Commissioners AGREE to close the pedestrian accessway between Kebroyd Way and Dampier Avenue, Kallaroo subject to the benefiting adjoining property owners agreeing to meet all of the associated costs and requests the Department of Land Administration to close the accessway accordingly.

The Motion was Put and

CARRIED

CJ265-11/98 DELEGATED AUTHORITY REPORT- [07032]

SUMMARY

This report provides a resumé of the development applications processed under Delegated Authority from 24 October 1998 to 5 November 1998.

MOVED Cmr Rowell, SECONDED Cmr Buckley that the Joint Commissioners NOTE the actions taken and determinations made under Delegated Authority in Report CJ265-11/98.

The Motion was Put and

CARRIED

Appendix X refers

CJ266-11/98 CLOSE OF ADVERTISING: AMENDMENT 830 TO TOWN PLANNING SCHEME NO 1 TO RECODE SWAN LOCATION 12816 FERNWOOD SQUARE, PADBURY FROM R20 TO R40. - [17148J]

SUMMARY

Consultants Richard Pawluk and Associates, on behalf of the Commissioner for Police submitted an application to recode Swan Location 12816 (former 11982) from R20 to R40.

The site was rezoned to residential R20 by Amendment 753 in order to bring the site in conformance with the Omnibus Metropolitan Region Scheme Amendment.

Amendment 830 was advertised for public submissions. A total of 6 submissions were received, 4 objecting to the proposed amendment. During this advertising period the applicants indicated their intention not to proceed with the amendment following a change in the vesting order for the property.

Taking into consideration that the purpose of the recoding was to allow the development of aged persons housing with an increase dwelling yield, and the applicant's intention to discontinue with the amendment, it is recommended that the Joint Commissioners not proceed with Amendment 830.

BACKGROUND

On 19 February, 1998 Richard Pawluk and Associates on behalf of the Commissioner for Police, submitted an application to recode the site from R20 to R40. The Police Department was seeking to gain approval for the highest and best use in accordance with the Government Asset Disposal guidelines. It was intended to develop the site for aged persons housing, but under the R20 density the site generated insufficient yield for an integrated retirement village.

At its meeting of 14 July 1998 (CJ 16-07/98) the Joint Commissioners resolved to:

“...amend Town Planning Scheme No 1 to recode Swan Location 11982 Fernwood Square, Padbury to R40 and adopt Amendment No 830 accordingly.”

Amendment 753 (gazetted on 28 July 1998) rezoned the area from Controlled Access Highway Reservation to Residential Development R20. This rezoning was required following the rezoning of the land to Urban under the Omnibus Metropolitan Region Scheme Amendment.

DETAILS

The subject site adjoins Mitchell Freeway along the eastern boundary, and Hepburn Avenue on the southern boundary (Attachment No 1). The site comprises an area of 2458m².

The site was formerly known as Swan Location 11982. The Department of Land Administration (DOLA) indicated that this location has been cancelled and the land is now identified as Swan Location 12816.

The Western Australian Planning Commission granted consent for public advertising on 18 September 1998, and indicated that the Water Corporation and Western Power were requested to make submissions.

Public advertising closed on 3 November 1998. A total of 6 submissions were received, 4 of the submissions objected to the proposed recoding of the land. Attachment 2 includes a schedule of submissions.

The major concerns raised by the adjoining residents are related to traffic flows along Fernwood Square, highlighting the narrow nature of the road, and the existing and proposed community uses that will have access to this road.

The advice given by the Environmental Protection Authority indicates that due to the nature of the adjoining bushland which contains remnant vegetation of regional significance; a number of provisions would be required to reduce the impact on the area. The provisions include:

- reduce indirect impacts on the adjoining bushland as weed invasion, spread of dieback;
- maximise the retention of the vegetation on the site; and reduce clearing and disturbance to a minimum;
- recommended construction of a 2 metre high noise barrier along the boundary adjacent to the freeway;
- design of noise sensitive premises to achieve acceptable internal noise levels.

COMMENT

On the 28 October, 1998 the consultants on behalf of the owners indicated that the vesting order for the site is no longer held by the Police Department and consequently the Police Department seeks to discontinue the amendment. It has been indicated by DOLA that the subject land has been offered to St Stephen's school as a conditional tenure land, and the amendment is therefore opposed.

In the previous report to Council recommending adoption of the amendment, it was indicated that the amendment was consistent with the rezoning of the land to Residential Development R20. Further the proposal would complement the existing urban fabric of Hepburn Heights residential estate subject to the extent of any adverse traffic impact.

Under the existing R20 code a total of 5 single or grouped dwellings would be created. The recoding of the site to R40 would allow the creation of 9 grouped dwellings. If aged persons dwellings are developed a total of up to 13 dwellings could be accommodated on the site. The nature and extent of the recoding is not likely to have a significant impact on the amenity of the area. Although, the increased traffic likely to be generated by the recoding is considered minimal, taking into account the existing and future community uses surrounding the site the cumulative traffic impact needs to be considered.

A traffic study was undertaken by CCD Australian Consulting Engineers. The study indicated that current vehicles levels are acceptable.

Considering the width of Fernwood Square, desirable traffic volumes would range from 800 vehicles per day (for a 6m width) and 3000 vehicles per day for a carriageway width of 6m to 8 m.

The existing traffic volumes along Fernwood Square were estimated to be 157 trips per weekday, and 79 trips on Sunday. In the report, it was indicated that the future estimated traffic volumes would range from 629 trips on Sundays, and 545 trips predicted on weekdays. These traffic volumes were determined on the basis of full use of the proposed community facilities and adoption of the left in left out access from Hepburn Avenue.

The proposed recoding would likely generate an additional 90 trips per weekdays, and 45 per weekdays. This additional traffic would amount to less than 20 % increase and within the desirable levels adopted by the Minister for Planning "Functional Roads classification for Planning".

The proposed recoding was intended to facilitate the development of aged persons housing on the area. Considering the change in ownership of the site, discontinuance for the development of the site as aged persons housing, and the various objections; it is recommended that the Joint Commissioners resolve not to adopt the amendment.

MOVED Cmr Rowell, SECONDED Cmr Buckley that the Joint Commissioners:

- 1** pursuant to Town Planning Regulation 17(2) NOT PROCEED with Amendment 830 to Town Planning Scheme No 1 to recode Swan Location 12816 (former 11982) Fernwood Square; Padbury from R20 to R40.
- 2** advise the applicant and the Western Australian Planning Commission accordingly.

The Motion was Put and

CARRIED

CJ267-11/98 PROPOSED AMENDMENT NO 851 TO TOWN PLANNING SCHEME NO 1 - STRUCTURE PLANS - [31119]

SUMMARY

As the preparation of Structure Plans under the provisions of Part 10 of Town Planning Scheme No 1 progresses, the wording of the enabling clauses has come into question. Following legal advice, amendment of Town Planning Scheme No 1 is recommended by adopting an additional paragraph to give authorisation for a Structure Plan to vary standards.

Text in the Scheme which gives the location of the Zoning Table incorrectly is to be deleted.

BACKGROUND

Council has recently begun to use the provisions of Part 10 of Town Planning Scheme No 1 ("the Scheme") to introduce Structure Plans that contain provisions to control development in specific areas. These both modify and supplement the Scheme provisions. In the course of this work it has become clear that additional text is required in the Scheme to give the Structure Plan a sound legal basis.

It was pointed out recently that the location of Table No 1, the Zoning Table is referred to incorrectly in Clause 3.4.

DETAILS

Structure Plans are prepared under Part 10 of the Scheme, which empowers Council to require a proponent to prepare a Structure Plan for any area and covering any matter. Clause 10.1.1 of the Scheme reads:

The Council may require the preparation and presentation to it of a Structure Plan.....

Clause 10.3 deals with matters to be included:

A Structure Plan shall have regard to or include those matters listed in Schedule 9 that are appropriate. Without limiting the generality of Schedule 9 the Council may require any other matter to be included in a Structure Plan.

Schedule 9 states:

Structure Plans shall include any of the following matters that the Council considers appropriate in relation to the nature of the Structure Plan:

Among these are:

- (g) residential densities including estimates of future population and dwellings;
- (q) Structure Plans and policies of the Commission;

- (r) *the objectives for the development and future use of the area covered by the plan;*
- (s) *justification for and an explanation of the proposal;*
- (w) *special development control provisions;*

Clause 10.8.2 provides that where a Structure Plan imposes a classification on the land (including Residential Planning Codes), its provisions shall apply until replaced by a Scheme Amendment. Clause 10.8.3(f) provides that the Scheme shall prevail where there is any conflict with a Structure Plan.

Clause 10.8.3 reads in part:

under an Agreed Structure Plan:

- (a) *in the areas designated as zones, the permissibility of uses shall be the same as set out in the Zoning Table as if those areas were zones under the Scheme, having the same designation;*
- (b) *the standards and requirements applicable to zones and R Codings under the Scheme shall apply mutatis mutandis to the areas having corresponding designations under the Agreed Structure Plan; and*

Following legal advice it is proposed that specific authorisation for a Structure Plan to vary standards either generally or specifically should be provided by replacing paragraph (b) of this subclause with the following:

(b) the standards and requirements applicable to zones and R Codings under the Scheme shall apply mutatis mutandis to the areas having corresponding designations under the Agreed Structure Plan; however an Agreed Structure Plan may make provision for any standard or requirement applicable to zones or R codings to be varied, and the standard or requirement varied in that way shall apply within the area of the Agreed Structure Plan, or any stipulated part of that area, as if it was a variation incorporated in this Scheme;

Clause 3.4 of the Scheme reads:

The Zoning Table (Table No 1) at the end of part 3 indicates subject to the provisions of the Scheme, the uses permitted in the various zones.

The Zoning Table was not placed at the end of Part 3 but at the end of Part 10, the Scheme Text and has been in use for several years. The words “*at the end of part 3*” are proposed to be deleted to avoid any ambiguity.

COMMENT

It is considered important that the provisions of the Scheme that put Structure Plans in place are clear about the status and priority of requirements in those Structure Plans. Legal advice has shown that the Scheme Text does not clearly authorise variations to standards either generally or specifically. The amendment to the text will, it is considered, perform this function and the amendment is therefore recommended to be adopted.

The deletion of the incorrect text in Clause 3.4 is considered to be necessary to avoid any confusion about the location or status of the Zoning Table.

MOVED Cmr Rowell, SECONDED Cmr Buckley that the Joint Commissioners, in pursuance of Section 7 of the Town Planning and Development Act 1928, AMEND Town Planning Scheme No 1 by modifying the Scheme Text in clause 10.8 to enable structure plans to vary standards and to make a correction to clause 3.4 and ADOPT Amendment No 851 accordingly.

The Motion was Put and

CARRIED

**CJ268-11/98 SUBDIVISION CONTROL UNIT - DIRECTOR,
DEVELOPMENT SERVICES - FROM 21 OCTOBER
1998 TO 4 NOVEMBER 1998 [05961]**

SUMMARY

Overleaf is a resumé of the Subdivision Applications processed by the Subdivision Control Unit from 21 October 1998 to 4 November 1998. All applications were dealt with in terms of the delegation of subdivision control powers to the Chief Executive Officer (DP247-10/97 and DP10-01/98). The Chief Executive Officer subsequently delegated to the Manager Development Management Services, the authority to deal with these applications as follows:

- SCU1 Subdivision applications received which are generally consistent with an approved or agreed Structure Plan (including Outline Development Plan and Development Guide Plan).
- SCU2 Subdivision applications previously supported, or not supported by Council and subsequently determined by the Western Australian Planning Commission (WAPC) consistent with the Council's recommendation.
- SCU3 Applications for extension of subdivisional approval issued by the WAPC which were previously supported by Council.
- SCU4 Applications for subdivision or amalgamation which result from conditions of development approval given by or on behalf of Council.
- SCU5 Applications for subdivision or amalgamation of lots which would allow the development of the land for uses permitted in the zone within which that land is situated including applications involving the excision of land for road widening, sump sites, school sites, etc.

SCU6 Applications for subdivision or amalgamation of lots contrary to Council or WAPC Policy or are not generally consistent with an approved or agreed Structure Plan.

MOVED Cmr Rowell, SECONDED Cmr Buckley that the Joint Commissioners ENDORSE the action taken by the Subdivision Control Unit in relation to the applications described in Report CJ268-11/98.

The Motion was Put and

CARRIED

Appendix XI refers

REPORT OF THE CHIEF EXECUTIVE OFFICER

C24-11/98 SPECIAL MEETING OF ELECTORS HELD ON 24 NOVEMBER 1998

SUMMARY

Following receipt of a petition, a Special Meeting of Electors was held on Tuesday 24 November 1998, in accordance with Section 5.28 of the Local Government Act 1995, to discuss the former Greenwood Primary School site.

In accordance with Section 5.33 of the Local Government Act, all decisions made at an electors' meeting are to be submitted to Council for consideration.

The minutes of the Special Electors' meeting are submitted for noting by the Joint Commissioners.

BACKGROUND

A petition was received on 27 October 1998 requesting that a Special Electors' Meeting be held to discuss the former Greenwood Primary School site. A letter of withdrawal was subsequently received from one of the applicants, but as there is no provision under the existing Local Government Act for such a withdrawal of request the meeting was required to be held.

DETAIL

A Special Meeting of Electors was held on Tuesday 24 November 1998, in accordance with Section 5.28 of the Local Government Act 1995, to discuss the former Greenwood Primary School site.

There were 3 members of the public in attendance.

Section 5.33 of the Local Government Act 1995 requires any decisions made at a Special Electors' meeting to be considered, where practicable, at the next Ordinary Meeting of the Council. As there was no decision made at the Special Electors' meeting, no further action is required.

MOVED Cmr Clark-Murphy, SECONDED Cmr Rowell that the Joint Commissioners NOTE that a Special Electors' meeting was held on 24 November 1998 regarding the former Greenwood Primary School and that no decision was made at that meeting.

The Motion was Put and

CARRIED

Appendix XII refers

DATE OF NEXT MEETING

The next meeting of the Joint Commissioners has been scheduled for **6.00 pm** on **TUESDAY 8 DECEMBER 1998** to be held at the Council Chamber, Joondalup Civic Centre, Boas Avenue, Joondalup.

CLOSURE

There being no further business, the Chairman declared the Meeting closed at 1841 hrs, the following Commissioners being present at that time:

COMMISSIONERS: ANSELL
MORGAN
ROWELL
CLARK-MURPHY
BUCKLEY