



**MINUTES OF MEETING OF JOINT COMMISSIONERS
HELD ON 9 MARCH 1999**

INDEX

No:	Item	Page
	ATTENDANCES	1
	APOLOGIES AND LEAVE OF ABSENCE	1
	PUBLIC QUESTION TIME	2
	DECLARATIONS OF FINANCIAL INTEREST	5
C08-03/99	CONFIRMATION OF MINUTES	
	MINUTES OF MEETING OF JOINT COMMISSIONERS HELD ON 23 FEBRUARY 1999	5
	ANNOUNCEMENTS BY THE CHAIRMAN WITHOUT DISCUSSION	5
	NEW WARDS	5
	STAFF STRUCTURES	6
	EXHIBITION AND FESTIVAL	6
	JOONDALUP BUSINESS BREAKFAST	6
C09-03/99	PETITIONS	7
	PETITION OBJECTING TO THE PROPOSED CONSTRUCTION OF TWO (2) PUBLIC UTILITIES, LOT 7 (125) OCEANSIDE PROMENADE, MULLALOO – [37362J, 36362J]	7
	PETITION REQUESTING THE RETICULATION OF CORNISH PARK, WOODVALE – [35245J]	7
	PETITION SEEKING COUNCIL'S SUPPORT TO SAVE THE PUBLIC OPEN SPACE IN GREENWOOD – [02419J]	7
	REPORT NO:	
	FINANCE AND COMMUNITY SERVICES SECTION	
CJ49-03/99	JOONDALUP FESTIVAL COMMITTEE - [38333J]	8
CJ50-03/99	RECREATION DEVELOPMENT PANEL - [02311J]	9
CJ51-03/99	TENDER NO. 021-98/99 - AUTOMATED LIBRARY MANAGEMENT SYSTEM [03414]	11
CJ52-03/99	WANNEROO DISTRICTS NETBALL ASSOCIATION (INC) – [23411W]	17
CJ53-03/99	AUTHORISATION OF REALLOCATION OF FUNDS - [06511J]	23

TECHNICAL SERVICES

CJ54-03/99	CLEANING SERVICES COLLECTIVE WORKPLACE AGREEMENT PROPOSAL – [02080]	24
CJ55-03/99	PETITION REQUESTING REDUCED SPEED LIMIT – WHITFORDS AVENUE, HILLARYS - [08496J]	26
CJ56-03/99	CONTRACT NO 054-93/94 - MANAGEMENT AND PROVISION OF GOLFING SERVICES - CARRAMAR GOLF COURSE - [30333]	28

DEVELOPMENT & PLANNING SERVICES SECTION

CJ57-03/99	RATIONALISATION OF LOCALITY BOUNDARIES BETWEEN SHIRE OF WANNEROO AND CITY OF JOONDALUP - [16878]	31
CJ58-03/99	NAMING OF RESERVE 38915, MARMION - [11275]	33
CJ59-03/99	PROPOSED ROAD CLOSURE FOR POLICE ACADEMY SITE, KENDREW CRESCENT, JOONDALUP - [13949J]	34
CJ60-03/99	REVISED PLAN - PROPOSED MOSQUE - LOCATION 12888 (64) WALTER PADBURY BOULEVARD, PADBURY. - [14169J (0183)]	35
CJ61-03/99	CLOSE OF ADVERTISING : AMENDMENT 761 TO TOWN PLANNING SCHEME NO 1. TO INTRODUCE PROVISIONS CONTROLLING COMMERCIAL VEHICLE PARKING AND TRANSPORT DEPOTS. - [05438]	41
CJ62-03/99	AMENDMENT NO. 833 - PROPOSED REZONING OF THE FORMER GREENWOOD PRIMARY SCHOOL - [02419J]	45
CJ63-03/99	CLOSE OF ADVERTISING: TEXT AMENDMENT NO 848 TO CHANGE NAME OF CITY OF WANNEROO TOWN PLANNING SCHEME NO 1 TO CITY OF JOONDALUP TOWN PLANNING SCHEME NO 1 - [23463]	51
CJ64-03/99	DELEGATED AUTHORITY REPORT - [07032]	52
CJ65-03/99	SUBDIVISION CONTROL UNIT - DIRECTOR, DEVELOPMENT SERVICES -5 FEBRUARY 1999 TO 17 FEBRUARY 1999 - [05961]	52
CJ66-03/99	NORTH-WEST METROPOLITAN BUSINESS ASSOCIATION - REQUEST FOR FUNDING SUPPORT 1998-99 - [03082]	53
	THANKS – MS JILL BROWN	57
	DATE OF NEXT MEETING	57
	CLOSURE	58

CITY OF JOONDALUP

MINUTES OF MEETING OF THE JOINT COMMISSIONERS HELD IN COUNCIL CHAMBER, JOONDALUP CIVIC CENTRE BUILDING, BOAS AVENUE, JOONDALUP, ON TUESDAY, 9 MARCH 1999

ATTENDANCES

Commissioners:

C T ANSELL	Chairman
M CLARK-MURPHY	
W BUCKLEY	

Officers:

Chief Executive Officer:	L O DELAHAUNTY
Director, Resource Management:	J B TURKINGTON
Director, Business Units:	D DJULBIC
Director, Community Development:	C HALL
Director, Strategic Planning:	R FISCHER
Manager, Division Taskforce:	B PERRYMAN
Marketing Manager:	J LAWTON
Manager, Executive Services:	K ROBINSON
Manager, Council Support Services:	M SMITH
Manager, Urban Design Services:	D BUTCHER
Publicity Officer:	L BRENNAN
Publicity Officer:	J McDONALD
Committee Clerk:	J AUSTIN
Minute Clerk:	L TAYLOR

In Attendance

Chief Executive Officer	
Shire of Wanneroo:	K WHITE
Director, Planning & Development	
Services, Shire of Wanneroo:	C JOHNSON
Marketing Manager	
Shire of Wanneroo:	S JARVIS

APOLOGIES AND LEAVE OF ABSENCE

Apologies - Cmr H Morgan, AM and Cmr R Rowell

There were 13 members of the Public and 1 member of the Press in attendance.

The Chairman declared the meeting open at 1800 hrs.

PUBLIC QUESTION TIME

The following questions, submitted by Mr B Higgins of Carabooda, were taken on notice at the meeting of Joint Commissioners held on 23 February 1999:

Q1 In relation to Item CJ06-02/99 (Warrant of Payments for December 1998) listed in the City of Joondalup agenda for the Meeting of Joint Commissioners held on 9 February 1999: Page 4, Attachment 1 - Cheque No 5436 for Coles Supermarket amounting to \$6,000; Page 8, Attachment 1 – Cheque No 5634 for Coles Supermarket amounting to \$1,959.35 and in this evening's agenda under Warrant of Payments CJ39-02/99, Page 13 a further cheque No 6950 issued on 21 January 1999 in favour of Coles Supermarket for the amount of \$2,404.10. What is the reason Council, in a matter of six weeks, has spent approximately \$10,500 in Coles Supermarket? What area of budget are these cheques drawn from?

A1 Cheque No 5436 - \$6,000.00 this was for gift vouchers for food. This request came from Community Development financial counselling. These were food gift vouchers that were distributed through financial counselling.

Budget Area: Community Development, Community Services, Financial Counselling.

Cheque No 5634 - \$1959.35. This relates to various purchases of food. Some of the areas include Citizenship Day, Seniors Day, Commissioners' lunches, the Joondalup Classic, Junior Council, Neighbourhood Watch and various civic functions.

Budget Area:	\$150	Community Development, Community Services, Youth Services
	\$125	Community Development, Leisure Services, Vacation Care
	\$394	Governance Costs, Elected Members, Refreshments & Receptions, Commissioners/staff meals
	\$535	Governance Costs, Refreshments & Receptions, Civic Functions
	\$185	Governance Costs, Naturalisation Ceremonies
	\$352	Community Development, Community Services, Senior Citizens
	\$81	Community Development, Leisure Services, Cultural Development (unveiling Marmion sculpture)
	\$137	Community Development, Ranger Services, Neighbourhood Watch

Cheque No. 6950 - \$2404.10 payable to Coles Supermarkets, this was for food and groceries.

Budget Area: \$879 Civic functions, Governance Costs, Elected Members, Refreshments and receptions

\$920	Commissioners' meals, Governance Costs, Elected Members, Refreshments and receptions
\$200	Senior Citizens, Community Development, Community Services
\$167	Citizenship Ceremonies, Governance, Naturalisation Ceremonies
\$144	Milk, Community Development, Library Services, Admin, Wanneroo, Sorrento Duncraig and Joondalup
\$94	Bar stocks, Governance Costs, Elected Members, Refreshments and receptions

Q2 In relation to CJ06-02/99 (Warrant of Payments – December 1998) Page 14, Attachment A cheque No 5944 amounting to \$124,456.95 drawn in favour of O G Drescher. What does this amount constitute?

A2 Cheque No. 5944 - \$124,456.95 was payable to Asgard Capital Management Limited. This represented the portion of Mr Drescher's termination payment which is classified as an "eligible termination payment" and eligible to be "rolled over" into a recognised superannuation fund.

Q3 Is this payment an entitlement under the Act, or over and above any entitlement?

A3 The payment to Mr Drescher was agreed under the terms of the City's Voluntary Redundancy Scheme, a portion of which was in excess of the normal redundancy arrangements.

Mr Barry Higgins, Bernard Road, Carabooda:

Further to previous questions regarding over award severance payments to former Council Directors, did Council consider all relevant findings and recommendations of the Wanneroo Royal Commission when deciding:

Q1 whether to make any such payments?

A1 Yes. Detailed reports on all findings were considered.

Q2 the quantum of any such payments:

A2 Advice was sought from a consultant, the Chamber of Commerce and Industry and an Industrial Lawyer on appropriate payments.

Mr V Harman of Ocean Reef:

Q1 Mr Harman made reference to the wording of paragraphs contained within a letter and attachment received by the Ocean Reef Ratepayers Association from the consultants on the consultation about the fee paying for junior sporting activities. He queried the need to make a submission?

A1 *Response by Cmr Ansell:* The public is being encouraged to be fully conversant with this issue and to give careful thought and consideration to any submission they may tender and to clearly state their reasons for any comments they make in those submissions.

Q2 *The impression I have is that the view of the majority was not going to be taken.*

A2 *Response by Cmr Ansell:* It is not the consultants who will make the final decision. You can be assured that Commissioners will be taking numbers into account, as well as the quality of the submissions.

Q3 *What were the terms of reference given to the consultants?*

A3 *Response by Director, Community Development:* I would be happy to provide Mr Harman with a copy of the relevant terms of reference.

Mr A Bryant of Craigie:

Q1 *In answer to Barry Higgins' questions on page ii of this evening's agenda, I am intrigued regarding the reference to expenses for "elected members". You refer to the Commissioners. Who are the elected members as we have not had elected members for approximately 18 months?*

A1 *Response by Cmr Ansell:* This is an expense classification in our general ledger (budget) and is commonly used as 'elected members'. I believe this refers to Commissioners.

Q2 *Why not correct this throughout the text? The use of the term 'Commissioners' appears in a number of places.*

A2 *Response by Cmr Ansell:* Your comments are noted.

Mrs M Zakrevsky of Mullaloo:

Q1 *How many persons are on the Community Environmental Grant Scheme evaluation panel and who are they and their position?*

A1 *Response by Director, Strategic Planning:* I would be happy to provide the information to Mrs Zakrevsky.

Q2 *Heading the list of potentially appropriate projects is "Clean Up Days" for reserves, streets, school grounds etc. Bearing in mind that the existing national and commercial sponsorship and organisation for Keep Australia Beautiful Council and "Tidy WA in May" clean ups, will the evaluation panel rate submissions for environmental projects at least equally or higher than "clean up" projects.*

A2 *Response by Cmr Ansell:* This proposition will be put to the panel.

Q3 How will the ratepayers of the City of Joondalup be informed as to which projects their money has been allocated by the panel and how much in dollars in each case?

Q4 When and how will ratepayers be informed as to the success or otherwise of these ratepayer funded projects?

Mrs Zakrevsky referred to a letter her group had received from Cheryl Edwardes, Minister for the Environment, following an unsuccessful submission. She requested that the letter to unsuccessful applicants not contain irrelevant and inappropriate suggestions and simply say that they have not been successful.

Response by Cmr Ansell: Questions 1, 3 and 4 will be taken on notice.

Mr S Magyar of Heathridge:

- Mr Magyar referred to additional information to Report CJ62-02/99 in relation to the City's solicitors and the Stop the Swap Committee. He congratulated staff responsible for the efficient and prompt manner in which this additional information was submitted to this evening's meeting, considering the very limited timeframe. He advised Mr Glen McLeod of Minter Ellison had been engaged to represent the Stop the Swap Committee. Instructions had been faxed to Mr McLeod to enter into a formal arrangement to represent the Committee. Mr McLeod will be contacting the City's solicitors with further instructions in the near future.*

DECLARATIONS OF FINANCIAL INTEREST

Nil

CONFIRMATION OF MINUTES

C08-03/99 MINUTES OF MEETING OF JOINT COMMISSIONERS -
23 FEBRUARY 1999

MOVED Cmr Clark-Murphy, SECONDED Cmr Buckley that the Minutes of the Meeting of Joint Commissioners held on 23 February 1999, be confirmed as a true and correct record.

The Motion was Put and

CARRIED

ANNOUNCEMENTS BY THE CHAIRMAN WITHOUT DISCUSSION

NEW WARDS

The Chairman advised public submissions were still being called for on the creation of new wards for the two new local governments, the City of Joondalup and Shire of Wanneroo.

Public meetings have been held in Wanneroo, Joondalup, Quinns Rocks and Padbury to explain the process and encourage community input.

However, it has recently been reported in the local newspaper that the initial response by the community has not been particularly overwhelming, but this is something Commissioners hope will improve.

Commissioners would like as much community input as possible into the design of the new ward structures, including how many Councillors there will be when the elections are held in December 1999, together with names and numbers of the new wards.

There is still ample time, as public submissions do not close until 14 April 1999 and Commissioners would like all interested parties to make their views known.

Discussion paper and submission forms are available from the customer service centres at the administration building, Whitford City shopping centre and all libraries.

As a result of comments received regarding people being unaware of the requirement for the new wards, a further advertisement will be placed in the West Australian for those people who do not receive the Wanneroo Times. It is important to Commissioners that they receive as much input as possible.

STAFF STRUCTURES

Staff structures for both the new City of Joondalup and the Shire of Wanneroo are progressing as both Chief Executive Officers move towards the final division of the two local governments on 1 July 1999.

The Chief Executive Officers have informed staff that they will know which local government they have been assigned to by the end of March. Currently we are on schedule to meet this goal.

EXHIBITION AND FESTIVAL

The Community Art and Craft Exhibition opens at Lakeside shopping centre in Joondalup on 16 March 1999, with more than 200 entries by 120 local artists.

In addition, the countdown to the inaugural Joondalup Festival is well underway for what promises to be the biggest event ever staged in the City.

The Joondalup Festival is to be held 26, 27 and 28 March 1999.

JOONDALUP BUSINESS BREAKFAST

The City of Joondalup is hosting a breakfast on Thursday, 11 March 1999 with the Chairman of Dow Digital, Mr Mal Bryce.

Mr Bryce will be speaking on how Joondalup business can link in to commercial opportunities created by new technology.

The electronic business revolution now sweeping the USA is radically changing traditional ways of doing business and with our proposed current massive upgrade of information technology, the City is poised to take a leading part in these changes. As these changes take effect, they will greatly improve the services the City can offer to its ratepayers.

PETITIONS

C09-03/99

PETITIONS SUBMITTED TO THE MEETING OF JOINT COMMISSIONERS – 9 MARCH 1999

- 1 PETITION OBJECTING TO THE PROPOSED CONSTRUCTION OF TWO (2) PUBLIC UTILITIES, LOT 7 (125 OCEANSIDE PROMENADE, MULLALOO – [37362J, 36362J]

A 272-signature petition has been received from residents of the City of Joondalup objecting to the proposed construction of two public toilet utilities, Lot 7 (125 Oceanside Promenade, Mullaloo.

This petition will be referred to Strategic Planning for action.

- 2 PETITION REQUESTING THE RETICULATION OF CORNISH PARK, WOODVALE – [35245J]

A 60-signature petition has been received from Woodvale residents requesting the reticulation or “greening” of Cornish Park, Woodvale.

This petition will be referred to Parks and Landscaping Services for action.

- 3 PETITION SEEKING COUNCIL’S SUPPORT TO SAVE THE PUBLIC OPEN SPACE IN GREENWOOD – [02419J]

A 202-signature petition was submitted to the Special Meeting of Electors held on Monday, 8 March 1999. The petitioners are seeking Council’s support to save the public open space in Greenwood and request that the petition be forwarded to the Minister for Planning.

MOVED Cmr Buckley, SECONDED Cmr Clark-Murphy that the petitions:

- 1 **objecting to the proposed construction of two public toilet utilities, Lot 7 (125 Oceanside Promenade, Mullaloo;**
- 2 **requesting the reticulation or “greening” of Cornish Park, Woodvale;**

- 3 seeking Council's support to save the public open space in Greenwood and requesting that the petition be forwarded to the Minister for Planning.

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

The Motion was Put and

CARRIED

FINANCE AND COMMUNITY SERVICES SECTION

Items CJ49-03/99 to CJ51-03/99 inclusive were Moved by Cmr Clark-Murphy and Seconded by Cmr Buckley.

**CJ49-03/99 JOONDALUP FESTIVAL COMMITTEE -
[38333J]**

SUMMARY

A meeting of the Joondalup Festival Committee was held on 19 January 1999 and the minutes are submitted for noting by the Joint Commissioners.

DETAILS

A meeting of the Joondalup Festival Committee was held on 19 January 1999.

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 19 January 1999 and **ADOPT** the recommendations contained therein as shown on Attachment 1 to Report CJ49-03/99.

The Motion was Put and

CARRIED

Appendix I refers

CJ50-03/99 RECREATION DEVELOPMENT PANEL - [02311J]

SUMMARY

Applications for the Recreation Development Fund close Monday 1 March 1999. Applications for membership of a panel to assess fund applications were called for in the Wanneroo Times and three qualified community representatives responded. It is recommended that by absolute majority in accordance with Section 5.8 of the Local Government Act 1995:

- Dean Solly
- Greg O'Day
- Milton Sanders
- Director, Community Development

be appointed to the 1999 Recreation Development Fund Assessment Panel.

BACKGROUND

The Recreation Development Fund was established in 1995 and is designed to provide financial assistance to sporting clubs, community groups and schools that develop unique innovative leisure opportunities within the City of Joondalup or Shire of Wanneroo.

The goals of the fund are:

- To increase the level of participation in recreational activities within the community;
- To increase the number and variety of recreational opportunities in the City and Shire; and
- To positively contribute to the community.

The Recreation Development Fund grants are awarded annually with applicants called for each January in the Wanneroo Times. The applicants are assessed by a panel comprising of the Manager Leisure Services and three community representatives.

The assessment panel's role is to:

- recommend to Council, those applications recommended for financial support;
- evaluate all submissions equitably and consistently;
- ensure that the maximum benefit to the community is obtained for each dollar provided in financial assistance by the Council; and
- ensure the recipients of funds are held accountable for results listed in the objectives and outcomes in their application..

DETAILS

The sum of \$29,000 was allocated in the 1998/99 budget for the Recreation Development Fund with \$1,000 for administration of the grant scheme. The remaining \$28,000 is available for projects that meet the Recreation Development Fund's criteria, conditions and requirements and are deemed worthy by Council.

An advertisement was placed in the Wanneroo Times 26 January 1999 requesting nominations for community representatives. To be eligible as a community representative, nominees have to reside within the City of Joondalup or Shire of Wanneroo and have a background in sport and recreation. The proposed three nominees exceed these minimum requirements and are recommended because of their background in recreation and experience with similar funding committees.

COMMENT/FUNDING

It is recommended that the following people be endorsed as members of the Recreation Development Fund Assessment Panel in accordance with Section 5.8 of the Local Government Act 1995:

- Mr Dean Solly- Centre Manager- Arena Joondalup
- Mr Greg O'Day- Wanneroo Amateur Football Club
- Milton Sanders- Western Australian Amateur Football League

MOVED Cmr Clark-Murphy, SECONDED Cmr Buckley that the Joint Commissioners, in accordance with Section 5.8 of the Local Government Act 1995, ESTABLISH the Recreation Development Fund Panel as follows:

Membership:

- Director, Community Development
- Dean Solly
- Greg O' Day
- Milton Sanders

Role:

- To recommend to Council, those applications recommended for financial support;
- To evaluate all submissions equitably and consistently;
- To ensure that the maximum benefit to the community is obtained for each dollar provided in financial assistance by Council;
- To ensure the recipients of funds are held accountable for results listed in the objectives and outcomes in their application;

Quorum:

3 members

The Motion was Put and

**CARRIED BY AN
ABSOLUTE MAJORITY**

**CJ51-03/99 TENDER NO. 021-98/99 - AUTOMATED
LIBRARY MANAGEMENT SYSTEM [03414]**

SUMMARY

Following a joint tender process including the Local Government Authorities of Joondalup, Wanneroo, Swan and Stirling, seven companies provided options for the replacement of the respective automated library management systems. These included Infovision, Sirsi, Sanderson, Innovative, DRA, Stowe and GEAC.

Assessment of tender responses, demonstrations and technical data provided three potential choices which met most criteria as required by the City of Joondalup - Stowe, DRA and GEAC. Of these the GEAC product seemed best positioned to provide a good base for future service development.

A joint system between at least some of the participating authorities is still regarded as a possibility. Following individual Local Government Authorities accepting their preferred vendor, it will be possible to further evaluate the potential for such a joint system.

BACKGROUND

In January 1998 it was agreed to undertake a joint expression of interest combining the Local Government Authorities of Joondalup, Stirling, Wanneroo and Swan, for the purpose of identifying a suitable replacement for the automated library management systems.

An advertisement was placed in the Australian newspaper (24 January, 1998) seeking expressions of interest. Nine responses were received.

At the June 1998 meeting, the former City of Wanneroo decided (CS94-06/98) to invite seven companies to tender. The tender closed on 11 August, 1998 with all seven companies responding to the tender.

DETAILS

Due to the joint nature of the tender it was necessary to undertake two staged evaluations of the submissions:

- to assess tenders of interest to four local governments; and
- to evaluate the tenders which appeared to meet Joondalup and Wanneroo criteria but not necessarily criteria shared by the other joint participants.

Joint Evaluation for all Four Local Governments

The joint evaluation identified that only two companies fully met the essential criteria and were therefore the only submissions fully assessed. These were from Stowe and GEAC. It was agreed by the local government authorities of Joondalup, Wanneroo, Swan and Stirling to invite demonstrations for both of these systems.

Joondalup/Wanneroo Evaluation

Based on the conditions of tender and tendered information received for the requirements of the City of Joondalup and Shire of Wanneroo, five tenderers were considered.

- Infovision
- Sirsi
- Stowe
- GEAC
- DRA

The joint evaluation for the City of Joondalup and Shire of Wanneroo considered demonstrations would be undertaken for Infovision and Sirsi. Both Swan and Stirling were invited to attend the non-joint demonstrations. Each demonstration took place over two days and was conducted in front of representatives of the local government authorities of Joondalup, Wanneroo, Swan and Stirling.

The demonstrations provided an opportunity to:

- validate the tender responses
- identify questions and answers in the tender responses which may have been misinterpreted
- assess the screen design and workflow for each product.

The DRA demonstration was only scheduled over a single day due to the current position of the developing software and as such was not scored.

Following the demonstrations each local government authority assessed each product individually. The City of Joondalup staff derived the strengths and weaknesses of each product based upon specific local needs.

Joint System

It has always been considered possible that the joint tender may result in the potential for a library system which could be shared by a number of authorities. At the completion of the evaluations three authorities - Joondalup, Wanneroo and Swan continued to indicate a

willingness to participate in a shared system dependent on the services and costs imposed by the central serving agency. For these three local government authorities it was agreed that GEAC best met all their individual needs, whilst also remaining the best system for a consortium approach. Stirling has indicated that the shared system is still an option, however due to implementation requirements such as server hardware currently available at Stirling, Stowe was selected.

Early discussion with the project participants indicated that Joondalup, with its longer opening hours and inhouse expertise, would be best placed to act as the central server and system administrator should a joint system eventuate. The other participants would need to establish communication links with the Joondalup system. In the case of Wanneroo these are already in place and required for other communication purposes such as internal email and intranet usage. The benefits to the other councils would primarily be reduced implementation costs and removal of system administration overheads. Common advantages to all participants, including the central agency, would be:

- increased service potential (e.g. faster inter-library loans);
- increased bargaining power (i.e. with suppliers and LISWA); and
- potential for shared central services (e.g. cataloguing and item processing).

Establishing final charges to each partner is dependent upon all initial participants agreeing to purchase the same system and the thorough evaluation of all establishment and ongoing costs in implementing that system.

Year 2000 Compliancy

Essential criteria 2.15 of the Scope of Works required acceptance of a year 2000 compliancy clause (clause 1.5 of Special Conditions of Contract), as defined through integration of statements by CAMS and various state governments. One of the seven tenderers did not accept this clause and was not considered further. All other tenderers agreed fully with the outlined year 2000 compliancy, both within the tender response and at the demonstrations.

Financial Rating

Dun and Bradstreet were asked to provide dynamic risk scores (DRS) in December 1998 for the four demonstrating tenderers. These are percentile scores used to assess potential financial strength of a company, with higher scores corresponding to lower risk. The following DRS were provided:

- | | |
|--------------|----|
| • Infovision | 60 |
| • Sirsi | 53 |
| • Stowe | 70 |
| • GEAC | 79 |

Tender Process Assessment

Consultants Ernst and Young were contracted to validate that correct tender evaluation processes had been applied for the replacement of the automated library management system.

After a four day evaluation it was concluded that the company regarded *“the process followed to be thorough, well researched and appropriately conducted”*.

Site Visits

Whilst in Sydney for the Online and Ondisc Conference in January 1999, the Systems Librarian visited two GEAC public library installations in New South Wales at Wollongong and Bankstown. In addition contact was made with the CEO of the Whitehorse-Manningham Regional Library Corporation and the Technical Services Manager of Casey-Cardinia Library Corporation, both located in Victoria.

All of these systems appear to be working well, with all clients expressing good software support from the company and satisfaction with the product. Some of these authorities also use GEAC as total system maintenance suppliers, including firewall, proxy server, PC and printer support.

COMMENT/FUNDING

The expected, approximate, basic costs for implementation as detailed in the tender responses of each supplier are as follows:

	Joondalup Only	Joondalup & Wanneroo
Infovision	\$178,000 ¹	\$223,000 ¹
Sirsi	\$373,200 ²	\$381,200 ²
GEAC	\$434,665	\$577,230
Stowe	\$445,000 ³	\$679,000 ³
DRA	N/A ⁴	\$750,521

Note 1: Pricing based upon an SQL Base version of the software. It is anticipated that the Oracle version would be preferable for the high-volume, high-speed service that is required and therefore more expensive than the quoted price.

Note 2: Pricing does not include hardware. Due to the database being used the hardware was estimated at \$57,200, equivalent to the GEAC option (same database engine and server platform).

Note 3: Pricing based on an AS/400 platform running dB2 database as Oracle/SQL Server based options are no longer to be developed.

Note 4: No individual system pricing was provided.

Of the five systems outlined two were proved to have key functionality omissions. Based upon the future directions of the Joondalup Libraries it is essential that certain features, such as X.12, BISAC, Z39.50 and page layout reporting, are incorporated into any replacement library system. Infovision and Sirsi could not meet these requirements.

X.12 and BISAC are standard protocols used by publishers and distributors in the transfer of electronic ordering information, enabling purchase of materials, such as books, videos and CD-ROM to be performed entirely without paper across the Internet. There is considerable potential for using this technology to streamline work practices and increase product delivery times.

Z39.50 is a standard protocol for the interrogation of remote databases and information warehouses. Through the use of this standard library clients will be able to enter a single search and automatically have responses returned from a large number of libraries including the State Library of Western Australia, University of Western Australia, Murdoch University, Edith Cowan University, and the local government libraries now implementing such technology, as well as numerous libraries around the world (eg. National Library of Australia). This will also allow cataloguing records to be imported from any available source.

Of the remaining three systems Stowe and DRA are based on entirely new product lines which have not yet been fully implemented at any live sites. Only some modules are completed and available for demonstration. DRA has a good background in providing large consortium-capable solutions, but in its current form does not provide a product equivalent to the GEAC solution.

Although the GEAC Geos system is also not yet a fully Windows client system, it is based upon the proven text-driven PLUS library system and is therefore a complete library management tool, which will have full graphical clients within four months. Working and implemented modules for all areas were demonstrated and will meet the needs of Western Australian public libraries. The solution is implemented in many large consortia, including the Manningham Regional library system, Wollongong Public Libraries, Victorian Public Libraries Liblink, Amsterdam Public Libraries and the Pasadena Public Library system.

GEAC is also based upon the Informix database platform which is not currently used within Council. Written assurance has been provided by the company that no inhouse Informix skills will be required and complete support will be provided by GEAC. This has been supported by the local government GEAC installations that were visited as part of the tender process.

Key features of the Geos system which supports it as the recommended solution include:

- Complete, functional library management system, incorporating all relevant standards
- Excellent fund accounting financial system
- Easiest and most effective cataloguing module
- Experience with large public systems, including multi-authority consortia
- Incorporation of many new technologies and standards, including Telephone Notifications, session state Web-based catalogue searching, and online ordering integration
- Strong company financially with worldwide market penetration

\$500,000 has been set aside in the 1998/99 budget to fund the first stage of the library system replacement, with the balance listed in the 1999/2000 draft budget (as outlined in CS94-06/98 and currently identified at \$300,000).

It is anticipated that allowing for data extraction from the current system the project to replace the automated library systems for the City of Joondalup and the Shire of Wanneroo with the Geos system will not cost more than \$650,000.

Recurrent Cost Analysis - 5 years

The life of this system is to be taken as five years. This will allow contracts of reasonable length to be formulated with other authorities where possible and still encompass the full costs of implementing and maintaining the service. Similarly it is expected that the technology implemented in a system such as this will require substantial upgrade within five years when allowing for technological advancements and service expansion. All costs are based on a shared Joondalup and Wanneroo implementation.

	Stowe	Sirsi	Infovision	GEAC	DRA
Capital Cost	736,000	438,200	279,300	641,230	807,521
Server Write-Off	375,240	57,200	74,000	66,200	88,720
Maintenance Costs @5%	446,023	384,446	289,556	567,150	531,085
Administration	125,000	175,000	225,000	125,000	175,000
Total Five Year Costs	1,682,263	1,054,846	867,856	1,399,580	1,602,326

The GEAC option is therefore shown to rank centrally for both initial costs and for the five year cost analysis. Whilst a large financial difference exists between the lowest and highest costing systems, all suitable products are of similar cost. The two systems shown to have the most functionality omissions are also the two lowest costing systems.

Options

The tender evaluation committee for the City of Joondalup and Shire of Wanneroo considered the following two options as the outcome of the tender evaluation process.

Option One

Defer selection of an automated library system and re-tender in 2000. To allow product lines to be more fully developed, implemented and tested in other sites.

This option will place the City of Joondalup under considerable pressure. It would require the current non-year 2000 compliant Library39 system to remain in operation after the 31st December 1999. A number of year 2000 software bugs have already been identified and are causing loss in productivity and morale. It is expected that more bugs will become apparent as 2000 approaches. We are currently not assured that the Library 39 system will continue to function beyond 31st December 1999. Therefore, were this option preferred a complete software analysis would be required to identify and correct any year 2000 related bugs. Such a task would be difficult to achieve in the required timeframe and would be very expensive to complete.

Option Two

Accept the GEAC tender to implement GEOS. This will allow contract negotiations to be undertaken, and produce an exact costing on price and schedule for implementation.

Account No:	31391, 31388
Budget Item:	Library Core Replacement Applications(Capital Purchases)
Budget Amount:	\$500,000 98/99
	\$300,000 99/00
Actual Cost:	\$650,000

MOVED Cmr Clark-Murphy, SECONDED Cmr Buckley that the Joint Commissioners ACCEPT the tender submitted by GEAC Computers, for the supply of an Automated Library Management System, Tender No. 021-98/99, subject to the following conditions:

- 1 submitting an acceptable implementation timetable;**
- 2 agreement on an acceptable contract payment schedule, not exceeding \$650,000 in total;**
- 3 all modules meeting acceptable performance criteria testing;**
- 4 modification of the system to meet Western Australian conditions;**
- 5 entering into contractual arrangements which are satisfactory to the City.**

The Motion was Put and

CARRIED

CJ52-03/99	WANNEROO DISTRICTS	NETBALL
	ASSOCIATION (INC) - [23411W]	

SUMMARY

A set of current financial statements for Wanneroo District Netball Association Inc has been prepared by Melsom Robson Chartered Accountants (jointly appointed by the Commonwealth Bank, Shire of Wanneroo and Ministry for Sport and Recreation) following the decision of the Joint Commissioners to assist the preparation of a set of current financial statements for the Association and a business plan for the Kingsway Indoor Netball Stadium (Item SW220-12/98 refers).

Melsom Robson has advised that:

- Wanneroo District Netball Association Inc is insolvent. It currently does not have the capacity to pay its debts as and when they fall due. If it does not receive immediate funding, the Association will be unable to continue operations.
 - The draft financial statements show that in 1998, Wanneroo District Netball Association Inc suffered a loss in the region of \$86,000.
 - The balance sheet shows that Wanneroo District Netball Association Inc has a working capital deficiency of \$152,538.50.
- The annual costs to operate the stadium at the 1998 level of activity approximate \$328,000 including financial costs. This reduces to \$158,000 excluding finance costs.
- If the financial obligations and rights to income from the stadium were removed, the Association would be able to cover its remaining costs.
- However, it will still be unable to meet its unpaid liabilities incurred in 1998 and will be unable to service its debt to the Commonwealth Bank.

Wanneroo District Netball Association Inc has now requested the Joint Commissioners that it:

- 1 be given approval to surrender the lease of the Kingsway Indoor Netball Stadium back to Council. This proposal has been given qualified support by both West Coast Netball Region and the West Australian State Netball Association; and
- 2 lease the 57 outdoor netball courts and Netball Clubrooms at Kingsway Sporting Complex.

It is recommended that the Joint Commissioners:

- endorse the surrender of the lease of Kingsway Indoor Netball Stadium at Kingsway by Wanneroo Districts Netball Association Inc from 4.00pm, 26 March 1999;
- call for expressions of interest for leasing the stadium; and
- endorse in principle the leasing of the outside netball courts and clubrooms to the Netball Association subject to the negotiation of satisfactory terms and conditions.

The lease of the outdoor courts would be subject to a further report following negotiations of terms and conditions with the Wanneroo District Netball Association Inc.

BACKGROUND

There has been a number of meetings with Wanneroo District Netball Association Inc, West Australian Netball Association, Ministry for Sport and Recreation and the Commonwealth Bank to ascertain the financial situation of Wanneroo District Netball Association Inc.

The Joint Commissioners at their meeting 8 December 1998 agreed to contribute funds to a maximum of \$5,000, contingent on both the Commonwealth Bank and Ministry for Sport and Recreation making similar financial commitments, to enable the preparation of a set of current financial statements for the Wanneroo District Netball Association Inc and a business plan for the Kingsway Netball Stadium.

DETAILS

Melsom Robson Chartered Accountants was contracted by the three parties to prepare a set financial statements detailing the current financial position of the Wanneroo District Netball Association Inc. Melsom Robson has reported:

- Wanneroo District Netball Association Inc is insolvent. It currently does not have the capacity to pay its debts as and when they fall due. If it does not receive immediate funding, the Association will be unable to continue operations.
- The draft financial statements show that in 1998, Wanneroo District Netball Association Inc suffered a loss in the region of \$86,000.
- The balance sheet shows that Wanneroo District Netball Association Inc has a working capital deficiency of \$152,538.50.
- The annual costs to operate the stadium at the 1998 level of activity approximate \$328,000 including financial costs. This reduces to \$158,000 excluding finance costs.

Financial costs refer to loan repayments payable by Wanneroo District Netball Association Inc to the Commonwealth Bank.

- If the financial obligations and rights to income from the stadium were removed, the Association would be able to cover its remaining costs.
- However, it will still be unable to meet its unpaid liabilities incurred in 1998 and will be unable to service its debt to the Commonwealth Bank.

Wanneroo District Netball Association Inc has now requested the Joint Commissioners that it:

- be given approval to surrender the lease of the Kingsway Indoor Netball Stadium to Council. This proposal has been given qualified support by both West Coast Netball Region and the West Australian State Netball Association; and
- lease the 57 outdoor netball courts and Netball Clubrooms at Kingsway Sporting Complex.

COMMENT/FUNDING

Surrender of Lease

If surrendering the lease by Wanneroo District Netball Association Inc is endorsed by the Joint Commissioners it will then be necessary to call expressions of interest for the lease of the stadium. This will ensure the process is fair and equitable to all parties who may be interested in the stadium.

The mortgage the Commonwealth Bank holds over the stadium will need to be negotiated with any new lessee. For an expression of interest to be acceptable, the proponents amongst other things will need to:

- either payout the Commonwealth Bank or negotiate its own financial arrangements with the Bank regarding the mortgage; and
- demonstrate the proposed use of the building is predominantly for sport and that in particular netball has reasonable access.

It is considered that as a considerable level of public funds were allocated to further the development of the sport of netball, it is important that despite the financial difficulties of Wanneroo District Netball Association Inc the needs of the sport are accommodated, if possible, in resolving this matter.

The Commonwealth Bank and Ministry for Sport and Recreation support this course of action.

It is considered that in accordance with Section 3.58 (3) of the Local Government Act 1995 a two week period will provide sufficient time to enable interested groups to develop a submission to lease the Kingsway Indoor Netball Stadium.

The qualified support by West Coast Netball Region and the West Australian State Netball Association is understandable in the circumstances. Both organisations accept the reasons why Wanneroo District Netball Association Inc needs to surrender the lease of the stadium, but are anxious to retain access to the indoor courts for the benefit of the sport of netball at a regional and state level.

Liabilities - Wanneroo District Netball Association Inc

Should the lease of the Indoor Netball Stadium be transferred and the loan with the Commonwealth Bank paid out, Wanneroo District Netball Association Inc liabilities as at December 1998 will be:

- | | |
|--|------------------------|
| • Better Business Loan (Commonwealth Bank) | \$540,905.08 |
| • Trade Creditors | \$131,952.92 |
| • Programmed Maintenance Services | \$ 58,736.00 (current) |

Wanneroo District Netball Association Inc proposes to negotiate with its creditors to arrange repayment over a period of time and conduct a sale of excess furniture from the stadium to assist with repayment of its debts.

Melsom Robson found in relation to the debt of Programmed Maintenance Services it was partially a deferral of the original construction costs due. In order to give effect to the arrangement Wanneroo District Netball Association Inc signed a contract to pay Programmed Maintenance Services the sum of \$21,918 per annum over a period of 6 years. A subsequent addendum provided for further payments of \$7,450 per annum, also for 6 years.

These payments are due regardless of whether Wanneroo District Netball Association Inc continues to use the Stadium.

The Commonwealth Bank is still considering its options in relation to Wanneroo District Netball Association Inc Better Business Loan.

Lease - Outdoor Netball Courts, Kingsway Sporting Complex

It is considered that leasing the outdoor courts and netball clubrooms to Wanneroo Districts Netball Association Inc would be a very positive step. A lease of the outdoor courts would enable the Association to charge an entry fee to the outdoor courts as well as assuming responsibility for the ongoing maintenance of the courts. There are however a number of issues that need to be resolved before a lease could be finalised. These include:

- lease fee;
- maintenance responsibilities and calculation of costs; and
- identification of works required to be undertaken prior to establishment of the lease for both the courts (three of which are currently in poor condition and require repair) and the clubrooms.

It is therefore recommended that the Wanneroo District Netball Association Inc be advised that leasing the outdoor courts and clubrooms is supported in principle subject to the negotiation of satisfactory terms and conditions.

Conclusion

Council's interest in this matter has been twofold:

- to protect its investment of \$1 million in the stadium for the benefit of all ratepayers and residents; and
- to ensure that netball as a sport continues to be played in the region.

The proposed course of action will help achieve both goals.

In view of Clause 9 of the Governor's Order which states:

“Until a determination is made under clause 8, or further directions are given by order under Section 9.62(1) of the Act, as to the adjustment or transfer between the City of Joondalup and the Shire of Wanneroo of property, rights or liabilities, on commencement:

- (a) all real and personal property owner by or vested in the former City of Wanneroo is transferred to or becomes vested in the City of Joondalup”*

it is necessary for the City of Joondalup to make a decision on this matter. This item is included in the agenda for information for the ordinary meeting of the Shire of Wanneroo scheduled for 9 March 1999.

OFFICER'S RECOMMENDATION: That the Joint Commissioners:

- 1 APPROVE the surrender of the lease from 4.00pm, 26 March 1999 by Wanneroo District Netball Association Inc of the Kingsway Indoor Netball Stadium (portion of Reserve 28058);
- 2 CALL for expressions of interest for the lease of Kingsway Indoor Netball Stadium in accordance with Section 3.58 (3) of the Local Government Act 1995;
- 4 ENDORSE in principle the leasing of the outside netball courts and clubrooms at Kingsway Sporting Complex to the Wanneroo District Netball Association Inc subject to the negotiation of satisfactory terms and conditions.

ADDITIONAL INFORMATION

The Commonwealth Bank has advised that in accordance with Wanneroo District Netball Association Inc lease of the Kingsway Indoor Netball Stadium, its approval is required before the lease of the Kingsway Indoor Netball Stadium by Wanneroo District Netball Association Inc can be surrendered.

It is therefore recommended that the surrender of the lease of the Kingsway Indoor Netball Stadium by Wanneroo District Netball Association Inc be approved subject to the approval of the Commonwealth Bank.

AMENDED OFFICER'S RECOMMENDATION: That the Joint Commissioners:

- 1 APPROVE the surrender of the lease from 4.00pm, 26 March 1999 by Wanneroo District Netball Association Inc of the Kingsway Indoor Netball Stadium (portion of Reserve 28058) subject to the approval of the Commonwealth Bank;
- 2 CALL for expressions of interest for the lease of Kingsway Indoor Netball Stadium in accordance with Section 3.58 (3) of the Local Government Act 1995;
- 5 ENDORSE in principle the leasing of the outside netball courts and clubrooms at Kingsway Sporting Complex to the Wanneroo District Netball Association Inc subject to the negotiation of satisfactory terms and conditions.

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

- 1 **APPROVE the surrender of the lease from 4.00pm, 26 March 1999 by Wanneroo District Netball Association Inc of the Kingsway Indoor Netball Stadium (portion of Reserve 28058) subject to the approval of the Commonwealth Bank;**
- 2 **CALL for expressions of interest for the lease of Kingsway Indoor Netball Stadium in accordance with Section 3.58 (3) of the Local Government Act 1995;**

- 6 **ENDORSE in principle the leasing of the outside netball courts and clubrooms at Kingsway Sporting Complex to the Wanneroo District Netball Association Inc subject to the negotiation of satisfactory terms and conditions.**

Cmr Clark-Murphy spoke to the Motion.

The Motion was Put and

CARRIED

CJ53-03/99 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 this period, plus carry forwards from previous periods, listed in Attachment ‘A’ add \$8,260 of available miscellaneous revenue to 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 - March 1999.

The Motion was Put and

**CARRIED BY AN
ABSOLUTE MAJORITY**

Appendix II refers

TECHNICAL SERVICES SECTION

Items CJ54-03/99 to CJ56-03/99 inclusive were Moved by Cmr Clark-Murphy and Seconded by Cmr Buckley.

CJ54-03/99	CLEANING	SERVICES	COLLECTIVE
	WORKPLACE	AGREEMENT	PROPOSAL –
	(02080)		

SUMMARY

A Collective Workplace Agreement has been developed by Cleaning Services (a sub unit of Building and Fleet Maintenance Services), Employee/Management Consultative Committee and has been accepted by all of the twenty four (24) employees within the sub unit.

Negotiations have produced a document, which has been presented to the Cleaning Services employees, and in keeping with equity and continuity of conditions across Council's operational employees and to remain competitive in the marketplace. Many of the clauses already negotiated in the Building Maintenance Services Collective Workplace Agreement has been incorporated in the Cleaning Services Agreement.

The development of a Workplace Agreement has been negotiated by the team without any assistance from their Unions with desire to register the Agreement as a Collective Workplace Agreement.

The benefits to Council contained within this Agreement are:

- 1 The Cleaning Services Unit is currently paid under the Local Government Officers Award. In order to remain competitive and to plan for the long term survival of the cleaning services unit in a very competitive marketplace, it was necessary to move the cleaners onto the Municipal Employees Award. The Cleaning Services Unit previously had a flow on effect from past Enterprise Agreements without any productivity increases.
- 2 The change to the Municipal Employees Award also brings similar skill groups under the management of one Award.
- 3 The Agreement is in keeping with equity and continuity of conditions across Councils operational employees.
- 4 The introduction of a Customer Service Agreement and Charter of Expectations.
- 5 The introduction of a Community Citizen Approach to pro-active customer services and maintenance requirements.
- 6 The development of a Zone and Ownership Approach to Services.
- 7 Working towards the attainment of formal accreditation for the team members in certificate 2 - Basic Cleaning Course provided and nationally recognised by West Coast College of TAFE, so that Council has a fully qualified cleaning workforce.
- 8 Cleaning standards performance assessments, which benchmarks Council's cleaners with services provided by Contract cleaners.

BACKGROUND

Approximately four (4) months ago the team members of the Cleaning Services contacted Anne Lake Consultancy Services to seek guidance on the development of an Enterprise Agreement. The team continued to meet with Anne Lake for a period of four (4) months developing ways of working in a more productive and competitive manner. A feature of the negotiation has been the co-operative, conciliatory and pro active approach demonstrated by the negotiators.

In addition another feature has been the participation by all team members in negotiations leading up to the final round of talks. At the final round of negotiations the key negotiators were:

Manager Building and Fleet Maintenance Services.
Anne Lake of Anne Lake Consultancy Services.
Four (4) Cleaning Services Employees.

Documents were prepared and presented to all employees for perusal over a fourteen (14) day specified period. The documents were issued to employees on Friday, 12 February 1999.

The employees of Cleaning Services are to be congratulated on their harmonious approach and negotiation style throughout the negotiation process.

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

- 1 ADOPT the Collective Workplace Agreement as developed by the Cleaning Services Consultative Committee for the Cleaning Services sub unit employees;**
- 3 AUTHORISE the Collective Workplace Agreement to be referred to the Commissioner of Workplace Agreements for registration.**

The Motion was Put and

CARRIED

**CJ55-03/99 PETITION REQUESTING REDUCED SPEED
LIMIT - WHITFORDS AVENUE, HILLARYS -
[08496J]**

SUMMARY

A petition was presented to Council on 9 February 1999 (Item C03-02/99 refers) requesting the installation of traffic calming measures and reduction of speed limit on Whitfords Avenue between Cumberland Drive and Hepburn Avenue, Hillarys. Under current planning, Whitfords Avenue, Endeavour Road to Flinders Avenue is planned to be dual carriageway. It is now recommended to undertake a review of the traffic function of Whitfords Avenue, Hillarys.

BACKGROUND

In 1985 and 1986 Technical Working Groups comprising representatives from Main Roads Department, the State Planning Commission, City of Stirling and the former City of

Wanneroo undertook a number of studies on traffic management controls for West Coast Highway. These studies were initiated by the amendment to the Metropolitan Region Scheme to permit the extension of Marmion Avenue to West Coast Highway, now renamed West Coast Drive.

A traffic management package for West Coast Highway with the following objectives was prepared and accepted by the State Planning Commission:

- 1 reduce the volume of through commuter and heavy vehicle traffic which utilises the section of West Coast Highway from north of the proposed link road to Hepburn Avenue;
- 2 reduce the speed of traffic along this section of road and to create a safe environment for vehicular and pedestrian traffic;
- 3 permit the safe use of the road by local access and recreational traffic.

In accordance with these objectives, traffic management works in West Coast Drive have been progressively undertaken over the past years.

Under current planning Whitfords Avenue, Endeavour Road to Flinders Avenue, is planned to be a dual carriageway, refer Attachment 1. This is to accommodate expected traffic volumes, particularly to Hillarys Boat Harbour. However, Whitfords Avenue, from West Coast Drive to Northshore Drive, is increasingly perceived to be part of the “coastal road”. There is a community expectation that this “coastal road” will be primarily for those accessing the beach or enjoying the views offered. The standard of which is expected to be single carriageway with good pedestrian and cyclist facilities for recreation.

A petition was presented to the 9 February meeting of the Joint Commissioners from residents of Hillarys. The petition requested the installation of traffic calming measures and reduction of speed limit on Whitfords Avenue between Cumberland Drive and Hepburn Avenue, Hillarys, Item C03-02/99 refers.

DETAILS

There is a community expectation that Whitfords Avenue will remain as a single carriageway in line with West Coast Drive. However, this is in conflict with current planning that indicates Whitfords Avenue has reached the traffic volumes at which a second carriageway would be built. An application for Metropolitan Regional Road Funding to fund the second carriageway is likely to be successful in the 2000/01 financial year. It is therefore important to resolve the issues outlined above before funding is allocated to the project.

A second consideration is the proposed roundabout at the intersection of Northshore Drive and Whitfords Avenue. A Black Spot funding application has been submitted in accordance with report CJ16-02/99. This funding is for the 1999/00 financial year and it will require construction of the project in that year. Therefore it should be determined whether the roundabout needs to be designed to accommodate a future dual carriageway.

The Ministry for Planning is currently investigating the traffic operation of the Hillarys Boat Harbour in light of proposed closure of part of the Hepburn Avenue road reserve. This investigation includes areas of West Coast Drive and Whitfords Avenue, refer Attachment 2.

COMMENT/FUNDING

It is timely that a review of the traffic function of Whitfords Avenue, West Coast Drive to Northshore Drive, should be undertaken. This review should include consultation with all major stakeholders and make a recommendation on the future requirements of the road.

The results are required by June 1999 so that appropriate funding arrangements can be made.

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

- 1 INITIATE a review of the traffic function of Whitfords Avenue, Hepburn Avenue to Northshore Drive in conjunction with all stakeholders, including Ministry of Planning and local community representatives;**
- 2 ADVISE the petitioners accordingly.**

The Motion was Put and

CARRIED

CJ56-03/99 CONTRACT NO 054-93/94 - MANAGEMENT AND PROVISION OF GOLFING SERVICES - CARRAMAR GOLF COURSE - [30333]

SUMMARY

The lease for the Management and Provision of Golfing Services - Carramar Golf Course (Contract No 054-93/94), is due for extension for a period of three years at the expiry of the five year term. The lessees, Messrs Crosbie and Duncan, have exercised the option for extension from 15 May 1999 to 15 May 2002.

Under the terms and conditions of the lease it is recommended that the lease be extended for a further three years, for a rental of \$27,501 per annum.

BACKGROUND

The former City of Wanneroo invited public tender for the Management and Provision of Golfing Services - Carramar Golf Course in February 1993. The former Council adopted the lease for five years with an extension of a further three years subject to the satisfactory performance of the lessee and an option to extend the lease by the lessee (refer Attachment 1).

The rental fees have been \$15,000 for the first year, increasing to \$26,000 in the fifth year, with a provision to have the three year lease extended for annual rent prevailing in the fifth year.

In May 1994, Council and Messrs Crosbie & Duncan agreed to an additional rental fee of \$824.25 per year for the cost of the exhaust canopy, security system and floor safe; and \$676.99 per year for the cost of the telephone and public address system. These items are to be retained as Council assets.

The above items have been calculated over the aggregate eight years of the first term and extension, ie. \$1,501.24 added to the annual rental fee.

DETAILS

The conditions of the contract have been met by Crosbie & Duncan and Clause 6 Item (g) relating to the painting of all surfaces of the building has been agreed to. This work will be completed during March 1999.

Page 16, Item 7 reads as follows:-

“If:

- (a) *the Lessees shall desire to take a renewal of the term of the lease for a further term of three (3) years immediately following the term hereof;*
- (b) *the Lessees shall give to the City notice in writing of such desire not less than three (3) months prior to the expiration of the said term;*
- (c) *the Lessees shall duly and punctually at all times pay the rent hereby reserved and all other monies hereby payable by the Lessees within seven (7) days of the days respectively appointed for payment thereof and in the manner hereinbefore provided up to the date of expiration of the said term;*
- (d) *at the time of giving the said notice and at the expiration of the said term there shall be no outstanding or unsatisfied breach non-observance or non-performance of any of the covenants or undertakings herein expressed and implied and on the part of the Lessees or the Professionals to be observed and performed of which written notice has been given by the City to the Lessees or the Professionals;*
- (e) *in the meantime the City right of re-entry shall not have otherwise arisen; then the City will at the cost of the Lessees grant to the Lessees a lease of the building and an extension of the other rights hereby granted for a further term of three (3) years commencing on the day immediately following the date of expiration of the term hereof on the same terms and subject to the same covenants and stipulations expressed and implied herein (but without any further right of renewal) at the lease rental and percentage of the fees for hire of balls on the practice fairway applicable immediately prior to the expiration of the said term.”*

Carramar Golf Course - Price of contract:-

<u>Lease Agreement Reimbursement</u>	<u>Rental</u>	<u>% Green Fees</u>	<u>Capital</u>
Year 1	\$15,000	10%	\$1,501
Year 2	\$20,000	10%	\$1,501
Year 3	\$22,000	10%	\$1,501
Year 4	\$24,000	10%	\$1,501
Year 5	\$26,000	10%	\$1,501

The City's solicitors advised that the lessees have properly exercised the option and are entitled to an extension of the least for a further three years from the expiry of the original term. The rent and percentage of fees payable are those which applied immediately prior to the expiration of the original term.

Following the advice of the solicitors, Council's Manager Parks Landscaping Services and the Manager Contract Management met with the lessees to discuss minor changes in the document regarding the change in Local Government structure and the access road incorporated within the designated area. A copy of the minutes of the meeting is attached (refer Attachment 2). A copy of the capital items agreement is also attached (refer Attachment 3).

In view of Clause 9 of the Governor's Order which states:

"Until a determination is made under clause 8, or further directions are given by order under Section 9.62(1) of the Act, as to the adjustment or transfer between the City of Joondalup and the Shire of Wanneroo of property, rights or liabilities, on commencement:

(a) all real and personal property owner by or vested in the former City of Wanneroo is transferred to or becomes vested in the City of Joondalup"

it is necessary for the City of Joondalup to make a decision on this matter. This item is included in the agenda for information for the ordinary meeting of the Shire of Wanneroo scheduled for 9 March 1999.

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

- 1 AUTHORISE the extension of Contract No 054-93/94 Management and provision of Golfing Services Carramar Golf Course for a period of three (3) years from 15 May 1999 to 15 May 2002 at a rental of \$27,501 per annum, in accordance with the tender specifications;**

- 2 **ADVISE the City's Manager Contract Management to arrange the preparation of lease extension documents.**

The Motion was Put and

CARRIED

DEVELOPMENT & PLANNING SERVICES SECTION

Items CJ57-03/99 to CJ61-03/99 inclusive were Moved by Cmr Buckley and Seconded by Cmr Clark-Murphy. Cmr Buckley stated her intention to speak on Items CJ57-03/99 and CJ60-03/99.

CJ57-03/99 RATIONALISATION OF LOCALITY BOUNDARIES BETWEEN SHIRE OF WANNEROO AND CITY OF JOONDALUP - [16878]

SUMMARY

With the creation of the City of Joondalup and Shire of Wanneroo, a new division boundary was established generally along Wanneroo Road and the eastern boundary of the Parks and Recreation reservation of Lake Joondalup. A recent review of this boundary has led to several modifications being proposed.

As a result of this proposed change, implications for the boundaries of the affected suburbs were considered. All affected landowners and residents were canvassed to seek their views of the proposal.

Accordingly, it is recommended that the eastern boundary of the localities of Joondalup, Edgewater and Wanneroo be modified to coincide with the proposed modified division boundary. The locality of Woodvale, however, should remain unaltered.

BACKGROUND

At their meeting of 9 February 1999 (Item CJ03-02/99 refers) the Joint Commissioners resolved to proceed with a proposal to amend the common boundary between the City of Joondalup and the Shire of Wanneroo.

In short, a review of this boundary was initiated to address a number of anomalies that existed in terms of location of infrastructure and historical sites relative to the new authorities. A new boundary was subsequently prepared and advertised amongst those residents and landowners that would be affected by any change. Included in this proposal was the notion of rationalising locality boundaries to accord with the proposed boundary of the new municipalities.

DETAILS

Should the Local Government Advisory Board approve the amendment to the common boundary between the Shire of Wanneroo and the City of Joondalup, changes to the locality boundaries should follow.

It is proposed that the locality boundary of Woodvale remain unaltered despite the proposal to move the division boundary of the municipalities west from Wanneroo Road to the centre (approx) of the adjacent Parks and Recreation reserve. While most residents of this area supported the change to the municipal boundary, they opposed any change to the locality name.

The residents/landowners of Wanneroo, however, supported the proposed locality and municipal boundary changes. Therefore, the eastern locality boundary of Joondalup and Edgewater which currently follows the western side of Lake Joondalup (and is also the western locality boundary for Wanneroo) will need to be moved westwards to accord with the new division boundary. Accordingly, the locality boundary which separates Joondalup and Edgewater will also need to be extended in an easterly direction to the intersection of the north-eastern corner of Wanneroo Estate Lot 7. Refer to Attachment No 1.

COMMENT

The abovementioned changes have been discussed with the Geographic Names Committee and have generally been supported.

The proposed changes will result in the localities of Joondalup and Edgewater being increased slightly in size, whereas Wanneroo will decrease. This however, has no real bearing on their planning or development potential as the modified boundary does not affect private landholdings.

Some management implications for Lake Joondalup may arise as both the Shire of Wanneroo and City of Joondalup will have a share in the water mass of the lake. Any difficulties which may ultimately be encountered however, should be readily resolved in consultation with the relevant state government agencies.

MOVED Cmr Buckley, SECONDED Cmr Clark-Murphy that the Joint Commissioners, subject to the approval of a new common boundary between the Shire of Wanneroo and City of Joondalup, SUPPORT a submission to the Geographic Names Committee to modify the locality boundaries of Joondalup, Edgewater and Wanneroo to coincide with the above boundary.

Cmr Buckley advised that subject to the approval of the new boundaries, this rationalisation was necessary to bring the suburbs of Joondalup, Edgewater and Wanneroo into line with the proposed new boundary structure.

The Motion was Put and

CARRIED

**CJ58-03/99 NAMING OF RESERVE 38915, MARMION -
[11275]**

SUMMARY

The City has received a request seeking its support to the naming of a public open space reserve in Marmion as ‘Clifford Coleman Park’ after the late Mr Clifford Coleman.

The proposal satisfies the criteria for nomenclature of such areas as set down by the Geographic Names Committee and has been supported by City officers.

BACKGROUND

In October 1997, the former City of Wanneroo Council received a submission requesting a Right of Way in Marmion to be named in memory of the late Mr Clifford Coleman, a prominent person in the Marmion, North Beach area.

The above submission was supported by a petition from surrounding residents along with a background report and past history on the late Mr Coleman. Unfortunately, the use of the name did not satisfy the criteria for the naming of streets or laneways set down by the Geographic Names Committee due to the duplication and proximity rule. However, Geographic Names indicated they may consider the use of a hybrid name such as ‘Emcliff’ to name the Right of Way.

It was not considered such a name was appropriate as it would quickly lose significance and relevance and would have defeated the purpose of the initial request. Additionally, at that stage, the City had no immediate plans to name any of the Right of Ways in Marmion.

The City subsequently received another submission on 10 December 1998 from Katie Hodson-Thomas MLA, requesting the City to reconsider its previous decision in light of further information.

DETAILS

The park in question is Reserve 38915 on Troy Avenue, Marmion and is vested for Parking purposes. While it does not have an official name, it is commonly referred to as Troy Park (Attachment 1).

COMMENT

The possibility of naming this park in honour of the late Mr Clifford Coleman was briefly examined some time ago as a substitute to the naming of the Right of Way. At that time, Geographic Names indicated they had no real objection to such a proposal. The City’s Manager of Parks Landscaping Services has been consulted and supports the proposal to name the park ‘Clifford Coleman Park’.

While Mr Coleman could not be viewed as a pioneer of the region, Mr Coleman did have a significant profile in the Marmion area as a Freemason heavily involved in community and charity work and therefore presents as a relatively unique situation. He was also involved with the Marmion Angling and Aquatic Club from the late seventies until 1996, the year before he died. In view of the apparent local support for this proposal, it is recommended that the naming of 'Clifford Coleman Park' is supported.

A submission from the City of Joondalup to the Geographic Names Committee is required for its consideration before final approval is issued and the name is gazetted. Prior to doing this, it is recommended that the City advertise this proposal to seek comment from the community.

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

- 1 ADVERTISE the proposed naming of Reserve 38915 Troy Avenue, Marmion as 'Clifford Coleman Park' for a period of 30 days;**
- 2 subject to no objection being received in respect to this proposal, SUPPORT a submission to Geographic Names Committee requesting their approval of the name 'Clifford Coleman Park' for Reserve 38915 in Troy Avenue.**

The Motion was Put and

CARRIED

**CJ59-03/99 PROPOSED ROAD CLOSURE FOR POLICE
ACADEMY SITE, KENDREW CRESCENT,
JOONDALUP - [13949J]**

The Western Australian Police Service proposes to establish a police academy in Joondalup on land being assembled by LandCorp. An unconstructed section of Kendrew Crescent falls within the proposed site and LandCorp has requested the Joint Commissioners approve of the closure of the road so that it may be amalgamated into the police academy site.

BACKGROUND

The Western Australian Police Service proposes to establish a Police Academy in Joondalup in a position situated between the existing Joondalup TAFE and Edith Cowan University campuses and abutting the proposed realignment of Lakeside Drive.

A proposed 8.903 hectare site is required and is shown by the broken heavy border on the plan at Attachment No 1. The boundaries of the site are preliminary only at this stage and are subject to further discussion between the Joint Commissioners and the other interested parties.

DETAIL

The dedicated but unconstructed alignment of Kendrew Crescent, as shown cross hatched on the plan, falls within the site and needs to be closed and amalgamated with it. LandCorp, as the owner of the land that is to be used for the academy has requested the Joint Commissioners to approve of the road closure.

The dedicated but unconstructed section of Hodges Drive within the proposed site is in the process of closure by the Department of Land Administration in accordance with a prior resolution of the former City of Wanneroo.

The permanent closure of roads is achieved under Section 58 of the Land Administration Act 1997. That section provides that a local government may request the Minister for Lands to close a road but that it may not do so until a period of 35 days has elapsed from the publication in a newspaper of its intention to request the closure and it has considered any submissions that have been made.

COMMENT

Although this request was received last year, it was not proceeded with at the time because an alternative alignment for Kendrew Crescent had not been agreed. The W A Police Service has advised that it is no longer pursuing the closure of the alternative extension to Kendrew Crescent and LandCorp has advised regarding the land assembly that the proposed site boundaries have been agreed and the realigned Kendrew Crescent will be detailed in the proposed subdivision application. Accordingly, there is now a firm alternative alignment for Kendrew Crescent and it is recommended that the closure of this portion now proceed.

MOVED Cmr Buckley, SECONDED Cmr Clark-Murphy that the Joint Commissioners, recognising that the alternative alignment of Kendrew Crescent is being provided in the proposed subdivision to create the site for the W A Police Academy, AUTHORISE the giving of public notice calling for submissions on the proposed closure of the unconstructed section of Kendrew Crescent, Joondalup within the proposed Police Academy site.

The Motion was Put and

CARRIED

CJ60-03/99

**REVISED PLAN - PROPOSED MOSQUE -
LOCATION 12888 (64) WALTER PADBURY
BOULEVARD, PADBURY. - [14169J (0183)]**

METRO SCHEME:
LOCAL SCHEME:
APPLICANT:
OWNER:

Urban
Residential Development
Leon Sparks
Christmas Island Moslem Association of Wanneroo

SUMMARY

A revised application has been submitted by Leon Sparks on behalf of the Christmas Island Moslem Association of Wanneroo for a mosque and associated carpark on Location 12888 (64) Walter Padbury Boulevard, Padbury.

The application proposes relatively minor changes to the mosque previously approved by the Joint Commissioners in September 1998, including an increase in total height by one metre, from 5.9 metres to 6.9 metres.

An approval to the revised mosque application would not pre-empt any decision on the relocation of the Hepburn Heights community sites that the Joint Commissioner's committed to investigate following a Special Electors meeting in November 1998. The applicant already has an approval for a mosque on this site. This application is merely seeking approval to some minor design variations. The current proposal has been designed well in excess of the minimum standards outlined in Town Planning Scheme No1 in respect to carparking, setbacks, landscaping and the like. An approval is therefore recommended, subject to conditions as previously imposed, with the exception of that relating to a management plan. This condition has been reworded to place the onus on the developer to provide the necessary management plan for the subject site.

BACKGROUND

The subject site forms part of a precinct of land set aside by the State Government for community purposes during the subdivision of the portion of Padbury known as the 'Hepburn Heights' estate. The majority of the land within this precinct has been allocated to various community groups, including the City, for the purpose of developing facilities for those groups.

The development was initially proposed to be constructed on Location 12889, to the immediate east of the present site. The original application was advertised for public comment and 94 objections (including a 200 signature petition) were received. In view of the objection received, however, a meeting involving representatives of the Moslem Association, the Shiloh Faith, the Department of Land Administration, Local MLA Mr Rob Johnson and the City was convened to discuss the relocation of the development to the present site. This present site had the benefit of encouraging the traffic associated with the development to remain on Walter Padbury Boulevard, the major road within the 'Hepburn Heights estate' and discouraging such traffic from circulating through other streets within the estate. It was believed that this would address much of the local concern over the proposal.

The proposal was then readvertised by way of individual letters to adjacent landowners. Sixteen letters of objections were received, the grounds of which were the same as those previously documented. The application was approved on the new site by the Joint Commissioners at the meeting on 22 September 1998 (item CJ153-09/98 refers). The conditions imposed by the Joint Commissions were as follows:

"1 a maximum of 300 people attending the site at any one time;

- 2 *all existing native vegetation is not to be cleared except where necessary to permit the proposed building, car park and associated works or where such vegetation is dead or poses a risk to safety;*
- 3 *the use to be managed in such a way that prevents the need for parking on adjacent road verges;*
- 4 *standard and appropriate conditions as considered necessary by the Manager, Approval Services;*
- 5 *all noise to be contained within the building;*
- 6 *the City conferring with State Planning and other authorities to establish and co-ordinate a management plan for the precinct.”*

Following the application being determined, the City received a petition from the Hepburn Heights Landowners Association (Inc.) (HHLOA) requesting a Special Meeting of Electors to discuss the matter of community facilities in the ‘Hepburn Heights’ estate . This meeting was held on Monday 2 November 1998. One of the matters raised by the community at the meeting was that no further development should proceed on the community sites within Hepburn Heights, until a management plan had been prepared for the area. The community also sought, inter alia, to have the Joint Commissioners rescind its approval to the Mosque and investigate the relocation of the Hepburn Heights community facilities. In regard to these matters the Joint Commissioners resolved as follows:

- “1(a) *ADVISE that the Council is not legally able to rescind its decision of 22 September 1998 (CJ153-09/98) as an approval for the development of a Mosque at Location 12888 (64) Walter Padbury Boulevard, Padbury has been issued;*
- 1(c) *ADVISE that the relocation of the proposed community facilities that have been granted development approval could only be achieved with the full co-operation of the relevant site owners;*
- 3 *AGREE to the development of a management plan for the Hepburn Heights precinct and the development of such a plan be subject to community consultation;*
- 4 *ACKNOWLEDGE that the development of such a management plan as detailed in (3) above would depend on the co-operation of those organisations that are in receipt of current development approvals;*
- 6 *AGREE to pursue an on-site parking plan for the Hepburn Heights precinct, including reciprocal off street parking arrangements over and above the approvals already given;*

- 7 *AGREE upon a formal request from the community organisations to investigate the possibility of relocating the proposed community purpose facilities within the Hepburn Heights precinct, subject to verification that the Water Corporation advise it no longer requires the community land as a buffer from future activities on reserve 38757;”*

Since this resolution, the Water Corporation has advised that it no longer requires Reserve 38757 for a water treatment plant. This means that the community land is no longer required for a buffer from residential development. The City has also received a request from the HHLOA for the relocation of the Hepburn Heights community sites. This plan involves both the community land and the Water Corporation site to the north. It promotes the relocation of the community sites to a confined precinct in the north eastern portion of the Hepburn Heights estate, a residential subdivision to the west of the community precinct, up to Walter Padbury Boulevard and a new access way linking the community precinct to Hepburn Avenue.

This plan is currently being assessed in consultation with the relevant state government agencies. Once this assessment is finalised, it will be appropriate to commence work on a management plan. One major constraint to the plan to relocate the community sites however, is the Western Australian Planning Commission’s draft Bushplan. This plan was released for public comment in November 1998 and has identified the Water Corporation land as containing regionally significant bushland recommended for protection.

An approval to the revised mosque application would not pre-empt any decision on the relocation of the Hepburn Heights community sites.

The applicant lodged a Building Licence application on the 21 January 1999. An assessment of the application established that the plans were different to those approved by the Joint Commissioners. The applicant was requested to provide an explanation for the changes and resubmit for planning approval.

DETAIL

Use

The use of the mosque remains as previously proposed, that is for daily prayer and religious functions. The approximate prayer times are: 5.30 am, 12.00 pm, 3.00 pm, 6.00 pm and 8.00 pm and last for around 30 minutes.

The applicant expects about 10 people at each prayer session with the exception of the 6.00 pm session where around 20 people are expected each day and on Fridays between 12.00 and 2.00pm where around 30 people are expected at a special prayer session.

On a few days during the year around 300 people are expected to attend the Mosque. Such occasions include Hari Raya and Mahamads birthday which are some of the most important times in a Muslims life.

Design Variations

In essence the design variations are as follows:

1. the height of the minaret has been reduced from 8.8 metres (m) to 7.6m.
2. the overall roof height has been increased from 5.9m to 6.9m when viewed from Chadlington Drive;
3. the carparking area has been reduced from 82 bays to 77 bays;
4. the carpark setback from Walter Padbury Boulevard has been increased from 8m to 10m at its closest point;
5. the carpark setback from Chadlington Drive has been increased from 3m to 15m at its closest point.

A copy of the previous and current plans are included as attachment 2 to this report.

The applicant has advised that the design variations were made for the following reasons:

“When the concept plans were submitted for planning approval the steel work working drawings had been completed. It was discovered when these drawings were drawn up that to comply with commercial building codes in the wash area the ceiling would have to be raised to comply with minimum head heights. This in turn meant that the ceiling over the main prayer area would also have to be raised to give correct slope of the roof etc.

The R L changes to the carpark are required to improve the drainage of the area. All other changes are to comply with original council approval conditions.

When the Noise audit was done as requested as a condition of the planning approval and it was suggested that to confine the noise to the building this would mean the windows on the south side would have to be kept closed when the hall was fully occupied and so with the ceiling being raised which gives more air space between floor and ceiling we will install low mounted ceiling fans to improve air flow of the building during these times.

In summary we have reduced the maximum height of the original structure from 8.8m to 7.6m and raised the prayer area from 5.9m to 6.9m”

Scheme Requirements

The current plans comply with all of the development standards stipulated under Town Planning Scheme No1 for public worship development.

COMMENT

In consideration of the controversial background to this and adjacent community developments within the immediate area, this application has been referred to the Joint Commissioners for determination.

The Joint Commissioners may recall that one of the issues that was raised by the community was that of scale and intensity of community developments within the ‘Hepburn Heights’ estate. The City advised the community at the Special Electors meeting that it considered the building was of a domestic height. Although the overall height of the roof, when viewed from Chadlington Drive, is now proposed to increase by one metre to 6.9 metres, it is considered that this is not excessive for a building of this nature. It should be noted that the finished floor level is proposed to remain the same, which is some 4 meters below the level of the adjacent kerb. The actual height of the roofline above the kerb level will be approximately 3 metres.

An approval to the revised mosque application would not pre-empt any decision on the relocation of the Hepburn Heights community sites. The applicant already has an approval for a mosque on this site. This application is merely seeking approval to some minor design variations. The current proposal has been designed well in excess of the minimum standards outlined in Town Planning Scheme No1 in respect to carparking, setbacks, landscaping and the like. An approval is therefore recommended, subject to conditions as previously imposed, with the exception of that relating to a management plan. This condition has been reworded to place the onus on the developer to provide the necessary management plan for the subject site. In accordance with its previous undertaking, the City will still pursue an overall management plan for remaining components of the Hepburn Heights community land.

MOVED Cmr Buckley, SECONDED Cmr Clark-Murphy that the Joint Commissioners GRANT APPROVAL to the revised application for a mosque and associated car park as submitted by Leon Sparks on behalf of the Christmas Island Malay Moslem Association on Location 12888 (64) Walter Padbury Boulevard, corner Chadlington Drive, Padbury, subject to the following conditions:

- 1 a maximum of 300 people attending the site at any one time;**
- 2 all existing native vegetation is not to be cleared except where necessary to permit the proposed building, car park and associated works or where such vegetation is dead or poses a risk to safety;**
- 3 the use to be managed in such a way that prevents the need for parking on adjacent road verges;**
- 4 all noise to be contained within the building;**
- 5 a management plan to be submitted to and approved by the City, prior to the use of the mosque first commencing. This management plan shall detail how the activity associated with this development, both at regular and peak operating times, will be managed to minimise any nuisance impact on the surrounding residential area;**
- 6 standard and appropriate conditions as considered necessary by the Co-ordinator Planning Approvals.**

Cmr Buckley advised this matter sought approval of a slightly revised application with respect to the mosque development. It is not intended that this approval, if given, would pre-empt any decision of the relocation of the Hepburn Heights community sites which the Joint Commissioners sought to investigate following a Special Electors meeting late in 1998.

The Motion was Put and

CARRIED

**CJ61-03/99 CLOSE OF ADVERTISING: AMENDMENT 761
TO TOWN PLANNING SCHEME NO 1. TO
INTRODUCE PROVISIONS CONTROLLING
COMMERCIAL VEHICLE PARKING AND
TRANSPORT DEPOTS. - [05438]**

SUMMARY

Amendment 761 to Town Planning Scheme No1 proposes to introduce provisions controlling the parking of commercial vehicles in residential areas, and defining Transport Depots.

The proposed provisions have been drafted following extensive consultation with interested parties, and are primarily based on similar provisions used by other local governments within the Metropolitan Region.

Following the Joint Commissioners' initiation of the amendment at the meeting of 13 October 1998 (CJ171-10/98 refers), the amendment was advertised until 29 January 1999.

A total of 26 submissions were received objecting to the proposed provisions. The submissions received include comments and objections by commercial vehicle operators and Transag. No submission was received from other residents/non owners of commercial vehicles.

The nature of the objections primarily relate to the capacity to comply with the proposed parking provisions in individual cases. It is considered, however, that the proposed provisions allow sufficient discretion to accommodate particular cases on their merits.

The particular concerns raised by Transag have been seriously considered in the formulation of these provisions. It is considered that further modifications will weaken the effect of provisions, rendering any control of little value in protecting the amenity of residential areas.

It is recommended that the Joint Commissioners adopt Amendment 761 .

BACKGROUND

A Council Workshop on Commercial Vehicle Parking and Transport Depots was held on 5 February 1996. At the workshop the proposed Scheme Amendment was discussed, resulting in some alterations. The report presented to the Town Planning Committee (TP82-04/96 refers) on 10 April 1996 detailed the modifications. A Special Meeting of

Elector's was held on 29 April 1996 following an elector's petition. At that meeting the following resolutions were made:

- that there be no change made to the City of Wanneroo without the approval of the ratepayers;
- if the law goes through then the City of Wanneroo must supply a Depot with security at no financial cost to owner operators of commercial vehicles.

At that meeting Transag undertook to make submissions on behalf of commercial vehicle operators. Council consideration of the scheme provisions was deferred on a number of occasions, pending Transag's submissions.

On 25 September 1996 (TP 217-09/96 refers) additional information was submitted to Council relating to Scheme provisions from other local government authorities. It was resolved to defer consideration of the amendment. Following Transag's submission with draft provisions, Council's solicitors indicated that "...if Transag modifications are adopted not only will the control of commercial vehicles parking be further complicated, but in certain respects the controls will be considerably weakened.."

A report was submitted to the Joint Commissioners at the meeting of 23 December 1997 (DP 287-12/97 refers). This report addressed Transag's submission and recommended some minor modifications. It was indicated that the changes proposed by Transag and Land Planning Consultants restrict Council's capacity to control commercial vehicle parking in a way that the residential amenity would be compromised; and existing problems could not be satisfactorily resolved.

It was further recommended that Transport Depots remain "AA" uses in Rural areas. The modifications proposed included:

- addition of Urban Development, Centre and Marina Development zones;
- change to number of commercial vehicles that may be parked in Rural zones on lots larger than 2 ha;
- Transport Depot remaining an "AA" use in the Rural zone;
- other minor modifications to reduce ambiguities.

The amendment was deferred pending clarification of Transag's position. It was proposed by the Joint Commissioners to meet with Transag's representatives to discuss the matter prior to further consideration.

At a meeting held with Transag on 28 January 1998, it was decided that the provisions for Rural and Urban Areas should be addressed separately. A further meeting was held on 9 September with Transag representatives where Transag's areas of concerns were re-stated.

The Joint Commissioners resolved to introduce the provisions to control commercial vehicle parking at the meeting of 13 October 1998 (SW125-10/98 refers) as follows:-

- 1 *in pursuance of Section 7 of the Town Planning and Development Act 1928, amend Town Planning Scheme No. 1 to introduce provisions to control commercial vehicle parking and transport depots and adopt Amendment No. 761 accordingly;*
- 2 *advise Transport Action Group of the initiation of the proposed amendment.*

DETAILS

Following the Joint Commissioner's resolution to initiate the Amendment, the amending documents were referred to the Environmental Planning Authority (EPA) for comments in accordance with section 7A1 of the Town Planning and Development Act 1928.

The EPA indicated that an assessment under the Part IV of the Environmental Protection Act was not required.

The Western Australian Planning Commission granted consent to advertise the amendment for a period of 42 days, subject to minor modifications and notification to the Department of Transport, and Mains Road Western Australia. The proposed Scheme Provisions are included in Attachment 1.

The proposed amendment was advertised until 29 January 1999. Advertisement consisted of notices published in the West Australian, Wanneroo Times, and documents made available for public inspection at Council's offices.

Following advertising a total of 26 submissions were received from Transag and residents of the City of Joondalup, objecting to the proposed scheme provisions.

COMMENT

The provisions were introduced in order to address problems arising from the parking of commercial vehicles in residential and rural areas. These difficulties include:

- the problems with enforcing the Council's existing Policy (G3-13);
- lack of guidelines as to the size of vehicles permitted ;
- lack of control in the movement of vehicles.

It can be seen from the summary of the submissions received that the main concerns in the submissions were raised by commercial vehicle operators and Transag. No submissions were received from other residents. The main issues in the submissions received relate to :

- concerns that if unable to park behind the front of the dwelling, operator would be forced to relocate;
- objections to time restrictions for the starting and manoeuvring of vehicles;
- objections to height and length restrictions as unable to comply;
- concern that variations provisions do not guarantee an approval;
- problems associated with defining amenity;
- inadequate public consultation;

- definition of commercial vehicles and Transport Depot.

The Scheme provisions proposed by this amendment are the result of lengthy and involved consultations between Council; truck operators and Council's Solicitors.

The proposed provisions are similar to the provisions introduced by the City of Canning. The proposed provisions do not prohibit the parking of commercial vehicles, but rather introduce simple and precise guidelines. The overall aim being to minimise any likely negative effects on residential areas created by the parking of these vehicles, due to noise, traffic hazards, visual impact.

The question has been raised regarding the use of Tare or Aggregate weight as a measure of the size of the commercial vehicles. The legal implications of this matter need to be investigated but it is considered that reference to Tare weight should remain for this amendment and if a change is considered desirable that change should be introduced with District Planning Scheme No 2.

Protecting the amenity of residential areas is one of the overriding planning considerations, and in some instance this involves a certain degree of interference with individual property rights. Further, the provisions enable Council to consider special circumstances and to approve variations to these provisions. This however involves the use of Council's discretion and as such it requires assessment on a case by case basis and introduces a right of appeal under Clause 1.5 Town Planning Scheme No1. The applicant may appeal pursuant to Part V of the Town Planning and Development Act 1928.

The proposed scheme provisions relate only to the parking of commercial vehicles on private property; the City of Joondalup Parking Local Law 1998 addresses the matter of parking within the road reserve.

As the Scheme provisions are of general application, the restrictions imposed are considered as the maximum permissible, representing a reasonable compromise between the interests of residents and transport operators in residential areas taking into account the special sensitive nature, lot sizes and likelihood of interference.

It is therefore recommended that the Joint Commissioners adopt the Amendment without modification

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

- 1 NOTE the submissions received relating to Amendment No 761 to Town Planning Scheme No 1 to introduce provisions controlling commercial vehicle parking and transport depots;**
- 2 pursuant to Town Planning Regulations 1967 (17 (2)) ADOPT Amendment 761 to Town Planning Scheme No1 to introduce provisions to control commercial vehicle parking and transport depots without modification;**

- 3 AUTHORISE the affixation of the common seal to, and endorse the signing of, the amendment documents.**

The Motion was Put and

CARRIED

Appendix V refers

**CJ62-03/99 AMENDMENT NO. 833 - PROPOSED
REZONING OF THE FORMER GREENWOOD
PRIMARY SCHOOL - [02419J]**

SUMMARY

The Joint Commissioners at their meeting of 27 October 1998 (CJ213-10/98 refers) considered the close of advertising of Amendment No. 833 to rezone the former Greenwood Primary School to Residential R20. The proposal to cancel the reserves adjoining the school site and to exchange this land for an equal portion of land within the school site was also considered at this meeting. After consideration of the submissions following advertising, the Joint Commissioners resolved not to cancel the adjoining reserves and to modify Amendment 833 to rezone only the former Greenwood Primary School site to Residential R20.

The Western Australian Planning Commission (WAPC) considered the matter and has now instructed the City to, inter alia, include the northern and southern Crown Reserves adjoining the school site within the Residential zoning and in exchange for these reserves to rezone 5216 m² in the north-east corner of the former school site as a Local Reserve for Parks and Recreation.

The Department of Land Administration (DOLA) has advised that it is currently proceeding with the land exchange. Accordingly it is recommended that Amendment 833 be modified.

BACKGROUND

The Joint Commissioners at their meeting of 14 July 1998 (CJ17-07/98 refers) considered a proposal from Richard Pawluk and Associates on behalf of the Greenwood Primary School Venture who own the former school site, to rezone this site from a Local Scheme Reserve for Primary School to Residential R20 and a Local Reserve for Parks and Recreation and the adjoining portions of Reserves 30958 and 31016 from Local Reserve for Parks and Recreation to Residential R20. This proposal included cancellation of the relevant portions of the adjoining reserves and to exchange these Reserves for an equal portion of land within the former school site.

The Joint Commissioners, resolved “*that in pursuance of Section 7 of the Town Planning and Development Act 1928, amend Town Planning Scheme No. 1 to rezone Swan Loc 8809 (former Reserve 31790 Greenwood Primary School), and portions of Reserves 30958 and 31016 from Local Reserve - Public Use to Residential R20 and Local Reserve (POS) and adopt Amendment 833 accordingly.*”

The amendment proposal was advertised for a period of 42 days inviting public comments. After an extensive public consultation process, the Joint Commissioners reconsidered the proposal in detail with reference to the public submissions received and resolved that they,

- 1 *do NOT SUPPORT the cancellation of Reserves 31016 and 30958 adjoining the boundary of the former Greenwood Primary School site;*
- 2 *advise the Western Australian Planning Commission (WAPC) that the City does NOT SUPPORT the current subdivision application submitted by Richard Pawluk and Associates on behalf of the Greenwood Primary School Joint Venture, but that it would be prepared to support a modified application that includes the following modifications:*
 - (a) *deletion of all the proposed lots indicated within the existing recreation reserves abutting the site;*
 - (b) *roads being provided abutting the boundary of the site (within the site) as an interface between the existing recreation reserves and the proposed development;*
 - (c) *provision of a 10% POS land contribution adjoining Blackall Reserve (or in such other location as determined to the satisfaction of the Manager Parks Landscaping Services) to maximise opportunity for the retention of significant vegetation within the area;*
 - (d) *standard conditions of subdivision.*
- 3 *pursuant to Town Planning Regulation 17(2) modify and adopt Amendment 833 to Town Planning Scheme No 1 to rezone Swan Location 8809 (former Reserve 31790 Greenwood Primary School) to Residential;*
- 4 *following advice that the Minister for Planning is prepared to finally approve the amendment, authorise the affixation of the common seal to, and endorse the signing of, the amendment documents.*

DETAILS

Correspondence was received on 4 February 1999 from the WAPC advising that the Hon Minister for Planning dismissed the submissions opposing the Amendment and upheld the submissions supporting the Amendment. Pursuant to Section 21(2) of the Town Planning Regulations (1967), the Minister has decided not to approve the Amendment until such time it has been modified to include portions of the northern and southern Crown Reserves (1429.8 m² and 3786.2 m² respectively = 5216 m² -Attachment 1) within the Residential R20 zoning and 5216 m² of land in the north-east corner as Parks and Recreation - Local Reserves.

The WAPC considers that this modification will maintain adequate pedestrian/cyclists access to the shopping and other facilities within the locality and can enable conservation of most of the significant trees.

COMMENT

The instructions received from the WAPC are consistent with the recent advice the City has received from DOLA indicating that it has decided to cancel portions of Reserves 31016 and 30958 in exchange for the north-east corner of the former school site. In this regard DOLA further advised that the relevant plan has now been lodged and the exchange is in the process of being dealt on.

The Joint Commissioners previously resolved not support the proposed cancellation of the Reserves adjoining the boundary to the north and south of the former school site. However, now that the Hon Minister for Planning has resolved not to approve the Amendment unless these Reserves are included with the subject site, the City has no alternative but to accept the Minister's decision.

The City has obtained legal advice on this matter to confirm the ability of both the Ministers for Planning and Lands to make the decisions they have and to determine what action, if any, the City can now take.

Council's solicitor has confirmed the following:

- The Town Planning Regulations 1967 make it quite clear that a local government generally does not have control over a scheme amendment process and that once directed by the Minister to make certain changes to an amendment, the local government cannot refuse.
- Under regulation 21(2) of the Regulations, a local government is required as a matter of law, to comply with such modifications and to forward three copies of the modified amendment to the WAPC within 42 days of being notified.
- Section 18A of the Town Planning and Development Act 1928 provides that if a local government does not comply with the Minister's order to proceed with an amendment, then it allows the Minister himself to complete such an amendment.
- An example was cited of a metropolitan local government that has been sued in an action for negligence and breach of statutory duty by developers who have claimed that the local government delayed in progressing an amendment following the Minister's direction.
- So far as the Minister for Lands is concerned, it is open for the Minister to cancel the management order for the reserves in question and pursuant to Section 51 of the Land Administration Act cancel the reserve status and ultimately dispose of the land.

On this basis it is recommended that Amendment 833 be modified accordingly.

Special Electors Meeting

The Joint Commissioners will note that residents of Greenwood have requested a Special Electors Meeting on this matter to be held on 8 March 1999. Any items raised at that meeting that need to be considered by the Joint Commissioners will be addressed via separate memorandum.

OFFICER'S RECOMMENDATION: That the Joint Commissioners:

- 1 NOTE the concerns of the local community and the Minister for Planning's decision requiring modifications to be made to Amendment 833;
- 2 pursuant to Town Planning Regulation 21(2) MODIFY and ADOPT Amendment 833 to Town Planning Scheme No 1 to rezone Swan Location 8809 (former Reserve 31790 Greenwood Primary School) and portions of Reserve 31016 and 30958 adjoining the immediate northern and southern boundaries of the former Greenwood Primary School site from Public Use - Primary School and Parks and Recreation - Local Reserves to Residential R20 Zone and Parks and Recreation - Local Reserves.

ADDITIONAL INFORMATION

SUMMARY

Following receipt of a petition, a Special Meeting of Electors was held on Monday 8 March 1999, in accordance with Section 5.28 of the Local Government Act 1995, to discuss the cancellation of a portion of Parks and Recreation – Local Reserve adjoining the former Greenwood Primary School Site and associated Ministerial decision.

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.

BACKGROUND

A petition was received on 12 February 1999 requesting that a Special Meeting of Electors be held to discuss the cancellation of a portion of Parks and Recreation – Local Reserve adjoining the former Greenwood Primary School Site and associated Ministerial decision.

DETAIL

A Special Meeting of Electors was held on Monday 8 March 1999, in accordance with Section 5.28 of the Local Government Act 1995. There were 108 members of the public in attendance.

Following a period of question and comment time, the following motion was put:

“MOVED Mrs Sue Hart, SECONDED Mr Don Adamson that we, the electors of the City of Joondalup, being mostly residents of the suburb of Greenwood, do hereby move that the community of Greenwood expect the Joint Commissioners to:

- 1 defer consideration of item CJ62-03/99, Amendment No 833, Proposed rezoning of the former Greenwood Primary School, until it has obtained legal advice on the questions of law raised at the Special Electors’ meeting held on 8 March 1999;*
- 2 inform the Minister for Lands that the Department of Land Administration should not proceed with the land exchange until the questions of law regarding the land exchange are settled;*
- 3 continue to work with, and on behalf of the residents of Greenwood, providing good government of the persons in this district, and as such be willing to take whatever legal action is required to represent the interests of electors, ratepayers and residents of the district in the matter of the cancellation of parts of Reserve 31016 Greenwood;*
- 4 allow representatives of the Stop the Swap Committee to brief Council’s solicitors on matters relating to this issue;*
- 5 inform the Minister for Planning that Council’s resolution in October last year, regarding the former Greenwood Primary School site complied with the Planning Commission guidelines for new recreation reserves in new subdivisions and still met the residents’ expectations not to cancel part of Reserve 31016 at the rear of the residences of Pullan Place;*
- 6 request the Minister for Planning to change the planning legislation to create a planning approval process that is open and transparent, such as the Charrette process, so that the local community is not forced into conflict with the local authority, the state government and the developer.*

The Motion was

CARRIED UNANIMOUSLY”

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.

COMMENT

Following the Electors Meeting, further legal advice will be sought from the City’s solicitors and if the Stop the Swap Committee is prepared to advise who their legal advisor is, then both parties may confer regarding the legality of the decision of Minister for Lands and Minister for Planning.

If the Commissioners wish to defer Report CJ62-03/99, then in accordance with Town Planning Regulation 21, subsection 2, a response to the Minister's request is required in 42 days of being notified that a modification to the Scheme Amendment is required. The Minister's letter was received on 4 February 1999.

The Council will remain in contact with the Hon Cheryl Edwardes, MLA, Member for Kingsley regarding her offer to see a deputation to meet with the Minister.

AMENDED OFFICER'S RECOMMENDATION: That the Joint Commissioners:

- 1 NOTE the Minutes of the Special Electors' meeting held on Monday 8 March 1999 regarding the cancellation of a portion of Parks and Recreation – Local Reserve adjoining the former Greenwood Primary School Site and associated Ministerial decision;
- 2 DEFER consideration of Item CJ62-03/99 – Amendment 833 Proposed Rezoning of the former Greenwood Primary School until further legal advice is obtained and the outcome of a proposed deputation to the Minister is known;
- 3 CONVENE a Special Meeting of the Joint Commissioners of the City of Joondalup on Tuesday 16 March 1999 at 5.00 pm.

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

- 1 **NOTE the Minutes of the Special Electors' meeting held on Monday 8 March 1999 forming Appendix VI hereto regarding the cancellation of a portion of Parks and Recreation – Local Reserve adjoining the former Greenwood Primary School Site and associated Ministerial decision;**
- 2 **DEFER consideration of Item CJ62-03/99 – Amendment 833 Proposed Rezoning of the former Greenwood Primary School until further legal advice is obtained and the outcome of a proposed deputation to the Minister is known;**
- 2 **CONVENE a Special Meeting of the Joint Commissioners of the City of Joondalup on Tuesday 16 March 1999 at 5.00 pm.**

Cmr Buckley spoke in support of the amended Motion.

Chief Executive Officer advised a letter had been received today from Michael White and Co, solicitors representing the developer; Prime Developments P/L indicating that there is a stamped offer and acceptance with the Department of Land Administration which is currently in place. It also indicates that a valuation on the exchange land has been completed by the Valuer General's Office, but at this stage was unable to verify this information.

He advised that this latest information will need to be taken into consideration by the Joint Commissioners when considering this matter further at the Special Council meeting that is proposed to be held on 16 March 1999.

The Motion was Put and

CARRIED

Appendix VI refers

Items CJ63-03/99 to CJ66-03/99 inclusive were Moved by Cmr Buckley and Seconded by Cmr Clark-Murphy.

**CJ63-03/99 CLOSE OF ADVERTISING: TEXT
AMENDMENT NO 848 TO CHANGE NAME OF
CITY OF WANNEROO TOWN PLANNING
SCHEME NO 1 TO CITY OF JOONDALUP
TOWN PLANNING SCHEME NO 1 - [23463]**

SUMMARY

This amendment proposes to effect a change of name to create the City of Joondalup Town Planning Scheme No 1.

The amendment was advertised for a 42 day period concluding on 10 February 1999. No submission was received.

It is recommended that the Commissioners adopt the amendment without further modification.

BACKGROUND

At their meeting on 27 October 1998 (Report CJ217-10/98 refers), the Joint Commissioners supported amendment 848 to effect a change of name to create the City of Joondalup Town Planning Scheme No 1.

DETAILS

The Environmental Protection Authority has indicated that this amendment does not require assessment under Part IV of the Environmental Protection Act. The amendment was advertised from 30 December 1998 to 10 February 1999 and no submission was received.

COMMENT

It is intended to delete all occurrences of the words “Shire of Wanneroo” and “City of Wanneroo”, replacing them with the ‘City of Joondalup’ and adding a new definition of City. This will formally change the name of the City of Wanneroo Town Planning Scheme No 1 to City of Joondalup Town Planning Scheme No 1.

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

- 1 pursuant to Town Planning Regulation 17(2) ADOPT Amendment 848 to Town Planning Scheme No 1 to amend the name of City of Wanneroo Town Planning Scheme No 1 to City of Joondalup Town Planning Scheme No 1 without modification;**
- 2 AUTHORISE the affixation of the Common Seal to, and endorse the signing of, the amendment documents.**

The Motion was Put and

CARRIED

CJ64-03/99 DELEGATED AUTHORITY REPORT - [07032]

SUMMARY

This report provides a resumé of the development applications processed by the Development Assessment Unit and Delegated Authority Committee from 6 February 1999 to 17 February 1999.

MOVED Cmr Buckley, SECONDED Cmr Clark-Murphy that the Joint Commissioners NOTE the action taken by the Development Assessment Unit and Delegated Authority Committee in relation to the applications described in Report CJ64-03/99.

The Motion was Put and

CARRIED

Appendix III refers

**CJ65-03/99 SUBDIVISION CONTROL UNIT - DIRECTOR,
DEVELOPMENT SERVICES -5 FEBRUARY
1999 TO 17 FEBRUARY 1999 - [05961]**

SUMMARY

Overleaf is a resumé of the Subdivision Applications processed by the Subdivision Control Unit from 5 February 1999 to 17 February 1999. 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 Buckley, SECONDED Cmr Clark-Murphy that the Joint Commissioners ENDORSE the action taken by the Subdivision Control Unit in relation to the applications described in Report CJ65-03/99.

The Motion was Put and

CARRIED

Appendix IV refers

**CJ66-03/99 NORTH-WEST METROPOLITAN BUSINESS
ASSOCIATION -REQUEST FOR FUNDING
SUPPORT 1998-99 - [03082]**

SUMMARY

Prior to the budget consideration the North-West Metropolitan Business Centre sought funding support of \$199,580 for seven projects in order of priority in the 1998/99 Financial Year.

An amount of \$60,000 for funding assistance was approved by the Commissioners for inclusion in the 1998/99 Budget.

This report recommends funding support the newly created North West Metro Business Association (NWMBA) for an amount to \$36,550 for pro rata marketing support (\$11,500); Web Page development (\$17,800) and for the development of a Virtual Business Park Internet

site (\$7,200). Funding is subject to satisfactory evidence that funds provided have been utilised in accordance with the Interim Community Funding Guidelines and satisfactory progress made with project objectives.

BACKGROUND

The NWMBA requested funding for the following seven projects, which are listed below in order of priority.

Priority 1:	Annual Funding	\$35,000
Priority 2:	Internet Web Page	\$17,880
Priority 3:	Business Training Seminars	\$32,500
Priority 4:	Business Database	\$19,000
Priority 5:	Community Economic Analysis	\$25,000
Priority 6:	Promotional CD-ROM Project	\$35,000
Priority 7:	Marketing Salary and Related Costs	\$35,200

TOTAL:		\$199,580
--------	--	-----------

In December 1998 the North West Metro Business Association Inc was created from the previous four organisations:

- Joondalup Business Association Inc
- Regional Economic Development Group Inc
- Wanneroo Chamber of Commerce, and
- North West Metro Business Centre

From 1 January 1999 the newly created NWMBA appointed two staff, a Manager and marketing Co-ordinator for the association's operations.

On 20 January 1999 a meeting was held with the new Manager to review the request and to discuss funding assistance for the NWMBA.

On 22 January 1999, the Association requested funding for the following projects:

Immediate Requirements

1.	Marketing Support	\$35,000
2.	Internet Web Page Development	\$ 4,100
3.	Stage 1 of Web Page Expansion	\$ 5,200
	SUB TOTAL	<u>\$44,300</u>

Future Projects

4.	Stage 2 of Web Page Expansion	\$ 8,500
5.	Virtual Business Park – Stage 1	<u>\$ 7,200</u>
	SUB TOTAL	<u>\$15,700</u>
	TOTAL	<u>\$60,000</u>

DETAIL

The following comments are provided on NWMBA's request for funding support:

Priority 1: Marketing Support

In previous years, the City of Wanneroo provided funding of \$35,000 to the NWMBA to assist with administration and operations. The City of Joondalup/Shire of Wanneroo continues to place the highest priority on economic development of the region, and therefore support is recommended to fund a specific position focused on this objective rather than supporting operational and administrative costs. Under the Interim community Funding Guidelines, as a general rule, Council will not fund recurrent salary and operating costs. It is recommended that funding be provided on a once off basis to June 1999 to support the Marketing Co-ordination position. The funding support of the position on a pro-rata basis is \$11,550.

The role of the Market Coordinator is to initiate marketing strategies reflecting opportunities in the North West Metropolitan Region by:

- Raising the awareness of the North West Metropolitan Region;
- Promoting a greater understanding of the benefits of the North West Metropolitan Region; and
- Working closely with local government to encourage business development activities in the North West Metropolitan Region.

The Marketing Coordinator will consult and communicate with all stakeholders in the community to identify, promote and facilitate the development strategies that will improve economic and employment development in the North West Metropolitan Region.

Key Outcomes

- Develop a Marketing Strategy for the Region (Initial draft by June 1999);
- Stakeholders support for establishment of a business incubator in the region;
- Establish working groups and networks with stakeholders support to facilitate new business development; and
- Encourage collaborative partnership between major regional stakeholders.

Priority 2, 3 and 4: Internet Web Page Development

The Association has only a basic Web Page in place on the Internet. The proposal is to enhance the site, in stages, to offer a larger range of services and information. It is proposed that the site consist of several areas including:

- Successful business stories
- Business planning information
- Copies of articles
- Links to bodies such as the City /Shire and North West Metro Tourism Association
- Free spreadsheet templates

It is considered that such a development will enhance economic development of the region and support is recommended for this project. The development and stages 1 and 2 of the Web page site can, if supported, be completed by June 1999.

The City of Joondalup/Shire of Wanneroo will be developing economic and investment promotion material on its own web site and it is proposed that this be linked to the NWMBA proposed developed site to assist in providing an integrated system of Internet links about the region. It is recommended that the City of Joondalup's own website team discuss the aims and scope of the NWMBA Internet project to assess the extent of the project, links to our own website, and possible appropriate forms of future assistance and cooperation. The City's Internet project leader should provide a report on scope for future cooperation by April 1999 for the 1999/2000 Budget planning process.

Priority 5: Virtual Business Park

The Virtual Business Park project proposes the concept of enabling business in the City to establish a presence on an Internet site without the usually high cost of development and maintenance. The proposal is to link all the businesses in the City on the one Internet site. It is considered that this project has merit and will develop a database of local businesses that should enhance economic development for the City. The project is therefore supported.

COMMENT/FUNDING

Account No:

Budget Item:

Budget Amount: \$60,000

Actual Cost: \$36,550

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

- 1 APPROVE the total funding support of \$36,550 to the North West Metro Business Association Inc for:**

pro rata assistance with staffing the position of Marketing Co-ordinator	(\$11,550)
projects associated with Internet Web Page developments	(\$17,800)
development of a Virtual Business Park site on the Internet	(\$ 7,200)

subject to satisfactory evidence being provided that funds allocated have been utilised in accordance with the Interim Community Funding Guidelines, that the North West Metro Business Association Inc acknowledge the sponsorship of the City and satisfactory progress with project objectives made, including:

- audit statement of acquitted funds;**
- report to Council on the outcomes of the projects including relevant statistics and whether the objectives indicated in the funding application have been met;**

- 2 advise the North West Metropolitan Business Association Inc that future funding requests would be considered on a project by project basis in accordance with the Community Funding Policy.**

The Motion was Put and

CARRIED

THANKS – MS JILL BROWN

Chairman of Commissioners, Cmr Ansell, made mention of the fact that this evening was to be Ms Jill Brown's last attendance at a Meeting of Joint Commissioners as she was relocating to another area.

Cmr Ansell thanked Ms Brown for her past contributions and participation in Council and wished her well for the future.

DATE OF NEXT MEETING

The next meeting of the Joint Commissioners has been scheduled for **6.00 pm** on **TUESDAY 23 MARCH 1999** to be held at Wanneroo Civic Centre, Civic Drive, Wanneroo.

CLOSURE

There being no further business, the Chairman declared the Meeting closed at 1820 hrs, the following Commissioners being present at that time:

COMMISSIONERS: ANSELL
 CLARK-MURPHY
 BUCKLEY