



**MINUTES OF MEETING OF JOINT COMMISSIONERS
HELD ON 27 JULY 1999**

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CITY OF JOONDALUP

**MINUTES OF MEETING OF THE JOINT COMMISSIONERS HELD IN
WANNEROO CIVIC CENTRE, CIVIC DRIVE, WANNEROO, ON TUESDAY,
27 JULY 1999**

ATTENDANCES

Commissioners:

C T ANSELL

H MORGAN, AM

M CLARK-MURPHY

R M ROWELL

W BUCKLEY

Chairman

Deputy Chairman

Officers:

Chief Executive Officer:

L O DELAHAUNTY

Director, Resource Management:

J B TURKINGTON

Director, Planning & Development:

C HIGHAM

Director, Infrastructure Management:

D DJULBIC

Director, Community Development:

C HALL

Executive Manager, Strategic Planning:

R FISCHER

Manager, Executive Services:

K ROBINSON

Manager, Council Support Services:

M SMITH

Publicity Officer:

L BRENNAN

Committee Clerk:

J AUSTIN

Minute Clerk:

L TAYLOR

APOLOGIES AND LEAVE OF ABSENCE

Nil

There were 6 members of the Public and 1 member of the Press in attendance.

The Chairman declared the meeting open at 1800 hrs.

C33-07/99 LEAVE OF ABSENCE

The following requests for Leave of Absence from Council duties have been received:

Cmr C Ansell	2 – 11 August 1999 inclusive
Cmr W Buckley	6 August – 13 September 1999 inclusive
Cmr M Clark-Murphy	18 September – 3 October 1999 inclusive

MOVED Cmr Morgan, SECONDED Cmr Rowell that the Joint Commissioners APPROVE the following Leave of Absence from Council duties:

Cmr C Ansell	2 – 11 August 1999 inclusive
Cmr W Buckley	6 August – 13 September 1999 inclusive
Cmr M Clark-Murphy	18 September – 3 October 1999 inclusive

The Motion was Put and

CARRIED

PUBLIC QUESTION TIME

Mr Steve Magyar, Heathridge:

I refer to CJ257-07/99 – Regional Purchasing Policy and the attachment stating the actual policy.

Whilst the Policy and the report about the Policy states many fine intentions, they are short on detail as to how those fine intentions will become a reality. At the same time the policy refers to a stack of government acts, agreements and policies that restrict Council's ability to assist local businesses maintain a local competitive edge.

Examples of documents listed in the Policy that restrict Council's ability to assist local businesses are:

*National Competition Policy
Trade Practices Act 1974 and
Local Government Act tendering regulations.*

The Local Government (Functions and General) Regulations 1996, Part 4 (Tenders for Providing Goods or Services) only requires that tenders be called for goods and services for a value greater than \$50,000. In such cases the tender must be advertised state wide and at least 14 days must be allowed between advertising and the closing of the tender. As such the Local Government Regulations actually restrict Council's ability to encourage local businesses by opening up the tendering process to the whole state.

Regulation 13 is most damaging in relation to Council being able to encourage local businesses. It states "If a local government, although not required by this part to invite tenders before entering into a contract for another person to supply goods or services, decides to invite tenders, the tenders are to be publicly invited according to the requirements of this Part".

Q1 Considering that the Local Government Regulations restrict a Council's ability to encourage local businesses, can an explanation be made of how the Regional Purchasing Policy can be made to work effectively?

A1 Nothing stops local governments encouraging local businesses to participate in any tender process. The legislation enables the local government to consider criteria other than price. As such the legislation detailed in the policy is not seen as an impediment to the City supporting local businesses but simply as a means of ensuring probity and equal opportunity.

The Chief Executive Officer commented that tenders were required by regulation to be called for goods and services over \$50,000. Below \$50,000, it was Council's policy that where possible three quotes were sought; traditionally from suppliers in the local area. Recently discussions have been undertaken with the North West Metro Business Association where Council has supplied the Association with details as to the type of items purchased by Council. The Association has been asked to match those items with their membership, so that contact can be made with those members when quotations are being sought.

Q2 Will the Commissioners consider lobbying the State and Federal governments to change laws to allow local governments to more effectively encourage local small business?

A2 In view of the response given above, the City does not consider it necessary to lobby the State and Federal Governments to amend the legislation. It is considered that there is adequate flexibility within the current legislative framework for local government to support regional business and industry.

Mrs M Zakrevsky, Korella Street, Mullaloo:

CJ260-07/99, Review of Committees:

Q1 With reference to names listed on the Conservation Advisory Committee. Could this list be updated and amended to reflect the 1999 committee composition, ie Alice Stubber's name be added, and Ralph Henderson's name replace Tim Morald, as both have attended and participated in this year's meetings on 2 March and 18 May 1999, and are bona fide members of the committee – see minutes of meetings reported to and endorsed by Commissioners in Council on 13 July 1999 – CJ249-07/99 Page 30 and appendix VI. I did bring this matter up earlier in the year or late last year – clarification on increase in membership in view of the forthcoming split into two local authorities, and while some amendments have been made, the list still needs some correction, hence my request so that the records are correct.

A1 Point 1(b) of the recommendation to report CJ260-07/99 on tonight's agenda will be amended to include Ms A Stubber and Mr R Henderson and to delete Mr T Morald.

Mr S Magyar, Heathridge:

Mr Magyar expressed his praise and commended the administration for identifying ways of encouraging local business with the proposed Regional Purchasing Policy.

DECLARATIONS OF FINANCIAL INTEREST

Nil

CONFIRMATION OF MINUTES**C34-07/99 MINUTES OF MEETING OF JOINT COMMISSIONERS –
13 JULY 1999**Correction

Item CJ252-07/99 – Future Strategic Directions – Major Recreation Facilities, Operational Management

Page 53: The following amendments are required to discussion raised by Cmr Clark-Murphy:

- Paragraph 1, sentence 2 and Paragraph 2, sentence 1, be amended to read: “Whilst Cmr Clark-Murphy understood the concerns raised, she stated no decision had been made as to the results of this exercise and would be dependant entirely on the outcome of the tendering process.
- The following to be inserted at the end of Paragraph 3: “She stated that the tendering out of centre management was in no way connected with the previous decision of Council to retain subsidisation of junior fees.

MOVED Cmr Morgan, SECONDED Cmr Rowell that the Minutes of the Meeting of Joint Commissioners held on 13 July 1999, amended as above, be confirmed as a true and correct record.

The Motion was Put and

CARRIED

ANNOUNCEMENTS BY THE CHAIRMAN WITHOUT DISCUSSION**REGIONAL PURCHASING POLICY**

Before us this evening is a very important policy which we envisage will help boost employment and business in our region.

It is the City’s Regional Purchasing Policy which will continue our support of local business.

Besides supporting the local business association with a \$35,000 grant, the City last year spent \$14 million in the region under our existing Buy Local policy. That policy placed us at the forefront of local government in supporting local business.

The Regional Purchasing Policy is a refinement of Council's continuing practice of supporting local business where possible. It is modelled on the state government's regional buying policy.

COMMUNITY CONNECTIONS

The City of Joondalup today launched a major new program, called Community Connections, moving into the classroom to try and stem the tide of anti-social behaviour.

Some of the issues to be tackled are anti-social behaviour, including graffiti and vandalism, community safety and security, health and well-being and conservation.

This project is not only for schoolchildren, but for the whole community.

Community Connections has been designed to inform people living, working or visiting our local area, of their rights and responsibilities and what it means to care for property, the environment and other people within the City of Joondalup.

Commissioners hope this will lead to people taking greater civic responsibility and thereby creating a more harmonious community.

Community Connections was officially launched at a meeting of school principals today.

GREENWOOD APPEAL

The City's appeal over the Greenwood Primary school site subdivision has been lodged with the Minister.

The first issue likely to be resolved will be whether there is a right of appeal by the City.

The right of appeal is likely to be challenged by the WA Planning Commission and the developer. Council's legal advice is only verbal at this stage and written legal advice may be necessary.

CINEMA ADVERTISING

In another unique initiative, the City in co-operation with Safer WA's Joondalup committee and the Joondalup Police district have combined to launch a cinema advertising campaign, promoting safety and security.

The advertising slide featuring a tug-of-war between criminals and the community will be shown over the next 56 weeks.

With the community's involvement in this issue, the promotion has the potential to significantly reduce crime in the region.

TOURISM STRATEGY

The City is taking a leading role in the development of tourism in the region, hosting a meeting of key tourism stakeholders and the WA Tourism Commission.

The working group will develop strategies to boost tourism and is expected to complete its work in six months.

PETITIONS

Nil

POLICY

CJ257-07/99 REGIONAL PURCHASING POLICY - [37683]

SUMMARY

The City has developed a regional purchasing policy which attempts to maximise opportunities for the economic development of business and industry in the region whilst still achieving value for money objectives. This policy is submitted for the consideration of the Joint Commissioners.

BACKGROUND

The City of Joondalup previously had a Local Purchasing Policy, which stated:

‘When determining the supplier for goods, services or works, whether by way of quotation or public tender, equitable trading conditions shall apply to all suppliers. Financial preference to local suppliers shall not apply, however local suppliers shall be given the opportunity to quote on all work, wherever practicable. Ultimately, “value for money” shall be the deciding factor in determining the supplier. This shall incorporate factors such as price, fitness for purpose, whole of life costs, operating costs, after sales support and warranties’.

The City of Joondalup adopted this Policy on 1 July 1998. Following a comprehensive review of the Policy Manual, the City revoked all policies contained within the former Policy Manual and adopted a new Policy Manual on 22 June 1999.

The former Local Purchasing Policy was withheld from the current Policy Manual because further time was needed to develop a regional purchasing policy which would maximise opportunities for the economic development of business and industry in the region whilst still achieving value for money objectives.

DETAILS

The proposed Regional Purchasing Policy has been modelled on the Western Australian State Government's Regional Buying Compact. The Regional Buying Compact aims to promote regional economic development through the use of government buying in regional areas.

The City's regional purchasing policy recognises the benefits of purchasing from within the region thereby increasing and promoting a sustainable economic community. To achieve this, where practical the City will endeavour to support business and industry within the region.

Increasing the level of expenditure by the City within the region will:

- increase and promote regional economic activity;
- attract additional businesses to establish within the region;
- increase employment opportunities within the region;
- expand local markets and attract new markets;
- facilitate small business participation in the purchasing process.

The regional purchasing policy contains a number of initiatives that the City will undertake in an effort to support and assist regional business and industry. These include recognising the benefits of purchasing from local business and industry, advertising all tenders and expressions of interest in the Wanneroo Times, providing training to regional business and industry on the City's tender process, providing regional industry and business with advance notice of major tendering opportunities where possible, and encouraging prospective suppliers and contractors to use local distributors and agents within the delivery chain.

A copy of the proposed regional purchasing policy is attached for information.

MOVED Cmr Buckley, SECONDED Cmr Clark-Murphy that the Joint Commissioners ADOPT Policy 2.4.6 - Regional Purchasing, forming Attachment 1 to Report CJ257-07/99.

The Motion was Put and

CARRIED

Appendix I refers

FINANCE AND COMMUNITY DEVELOPMENT
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Items CJ258-07/99 and CJ259-07/99 were Moved by Cmr Clark-Murphy and Seconded by Cmr Buckley.

**CJ258-07/99 SCHEDULE OF DOCUMENTS EXECUTED BY
MEANS OF AFFIXING THE COMMON SEAL -
[15876]**

The following is a list of documents sealed under the Common Seal of the City of Joondalup from 15.6.99 to 1.7.99.

Document: Scheme Amendments
Parties: City of Joondalup and The Minister for Planning
Description: TPS No 1 – Amendment No 854
Date: 15.6.99

Document: Transfer of Land
Parties: City of Joondalup and Edna Isobel Olsen
Description: Lot 1 Ballantrae Court, Kingsley
Date: 15.6.99

Document: Contract
Parties: City of Joondalup and GEAC Computers P/L
Description: Library Management System
Date: 17.6.99

Document: Structure Plan
Parties: City of Joondalup and The WA Planning Commission
Description: Heathridge Structure Plan
Date: 18.6.99

Document: Grant Acceptance
Parties: City of Joondalup and Department of Family & Childrens' Services
Description: Capital upgrading assistance
Date: 18.6.99

Document: Transfer of Land Act Memorial
Parties: City of Joondalup and A & B M Khadembashi
Description: Lot 229 Coronado Ridge, Iluka
Date: 22.6.99

Document: Agreement for Services
Parties: City of Joondalup and Praxa Limited
Description: Provision of software and services
Date: 1.7.99

Document: Easement
Parties: City of Joondalup and Pasco Nominees P/L & Ventouras Jones
Description: Lot 3 Dwyer Turn, Joondalup
Date: 1.7.99

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

The Motion was Put and

CARRIED

**CJ259-07/99 1999 NATIONAL GENERAL ASSEMBLY OF
LOCAL GOVERNMENT, 28 NOVEMBER - 1
DECEMBER 1999 - [07122]**

SUMMARY

The Australian Local Government Association National General Assembly is being held in Canberra, 28 November – 1 December 1999. This report recommends that the Chief Executive Officer and Director Resource Management attend the conference.

DETAILS

The Australian Local Government Association National General Assembly is being held in Canberra, 28 November – 1 December 1999. This year's theme is 'Challenges of a New Federation'. Speakers from various sectors will discuss topics such as the future of local government, marketing of local government, ecologically sustainable development, taxation reform and local government, communications technology and crime and drugs.

COMMENT/FUNDING

The estimated cost of attending the conference is \$3,432 per person and is detailed as follows:

Airfare:	\$1,507
Registration:	\$600
Accommodation:	\$875
Travel Allowance:	\$450

Funding has been allocated in the 1999/00 draft budget for the Chief Executive Officer and Director Resource Management to attend the conference, Accounts 11-10-11-111-3302-0001 and 11-30-31-311-3302-0011 respectively.

MOVED Cmr Clark-Murphy, SECONDED Cmr Buckley that the Joint Commissioners ENDORSE the attendance of the Chief Executive Officer and the Director Resource Management at the 1999 Australian Local Government Association National General Assembly in Canberra, to be held 28 November - 1 December 1999, with costs associated with their attendance being charged to Account 11-10-11-111-3302-0001 and Account 11-30-31-311-3302-0011 respectively.

The Motion was Put and

CARRIED

CJ260-07/99 REVIEW OF COMMITTEES - [15058]

SUMMARY

The Council has over many years established various advisory committees/working parties to assist it to perform its duties.

As a result of a Governor's Order, the City of Joondalup established various committees to look after the interests of both the City of Joondalup and the Shire of Wanneroo. As the City of Joondalup is no longer performing the executive functions of the City of Wanneroo, it is now appropriate that the City undertakes a review of its committees and adopts those committees that are relevant to its operations.

BACKGROUND

The Council has over many years established various advisory committees/working parties to assist it to perform its duties.

A Governor's Order in November 1997, suspended the elected members of the former City of Wanneroo, pending the outcome of an inquiry into its operations. Due to the uncertainty of the term of appointment of Joint Commissioners, it was resolved to temporarily suspend the operations of a majority of the advisory committees/working parties.

A further Governor's Order was gazetted, detailing the reinstatement of the Council and the division of the City of Wanneroo. As a result of this order, the City of Joondalup established various committees to look after the interests of both the City of Joondalup and, where applicable, the then Shire of Wanneroo.

DETAILS

As the City of Joondalup is no longer performing the executive functions of the City of Wanneroo, it is now appropriate that the City undertakes a review of its committees.

Attachment 1 outlines the committees which have been established since 1 July 1998, with comments given as to their relevance to the City of Joondalup.

COMMENT/FUNDING

It is recommended that the suggestions to establishing or discontinuing the Committees, as outlined in Attachment 1, be adopted. Upon the return of elected representatives to the City of Joondalup, a further review of the committee structure will be undertaken.

OFFICER'S RECOMMENDATION: That the Joint Commissioners:

1 REAFFIRM the following Committees:

(a) Art Collection Working Party:

- (i) Membership: Cmr H Morgan, AM
M Stanton, Manager Leisure & Ranger Services
R Heymans, Art Consultant
- (ii) Role: To recommend to the Council suitable art purchases.
- (ii) Quorum: Two members

(b) Conservation Advisory Committee:

- (i) Membership: Cmr H Morgan, AM
D Cluning, Manager Operations
S Magyar, Community Representative
M Norman, Community Representative
M Zakrevsky, Community Representative
R Dixon, Community Representative
T Morald, Community Representative
J McMahon, Community Representative
D Pike, Community Representative
P Robertson, Community Representative
R McElroy, Community Representative
K Armstrong, Technical Officer
- (ii) Role: To discuss and recommend to the Council matters of a conservation nature relating to the region.
- (iii) Quorum: 6 members

(c) Environmental Advisory Committee:

- (i) Membership: Cmr R Rowell
D James
M Bowman
A Carman-Brown
G De Piazzi
R Froend
V Harman
D Wake
- (ii) Role: To recommend to the Council on appropriate courses of action on matters that affect the environment within the region.
- (iii) Quorum: 4 members

- (d) Joondalup Eisteddfod Working Party:
- (i) Membership: James Boyd, Arts Project Officer
Mrs A Major, Eisteddfod Co-ordinator
Mr G Major, Community Representative
Ms F Muir, Community Representative
Ms M Erneste, Community Representative
Mr A True, Community Representative
Ms L Nosow, Community Representative
Ms K Yelland, Community Representative
Ms R Morrison, Community Representative
- (ii) Role: To:
- Encourage and assist development of the Eisteddfod
 - Facilitate the day to day operations of the Eisteddfod
 - Assist the Co-ordinator of the organisation, set up and operation of the Eisteddfod
 - Promote artistic excellence
 - Improve the performance skills of participants
 - Provide opportunities for public performances.
- (iii) Quorum: 5 members.
- (e) Joondalup Festival Committee:
- (i) Membership: Cmr M Clark-Murphy
M Stanton, Manager Leisure & Ranger Services
J Lawton, Marketing Manager
D Shaw, Cultural Services Co-ordinator
- (ii) Role: To make recommendations to Council on the operations of the Joondalup Festival
- (iii) Quorum: 2
- (f) Wanneroo Bicentennial Trust Working Party:
- (i) Membership: Cmr R Rowell
R Reid, Trust Patron
K Robinson, Manager Executive Services
R Augustin
N Trandos
D Carvosso, District Superintendent of Education
D Chivers, Community Representative
B Jeffrey, Community Representative
J Cross, Community Representative
J Powell, Community Representative
P Boyle, Community Representative
J Hawkins, Community Representative
B Fawcett, Community Representative

(ii) Role: To assist and encourage residents of the community who have demonstrated potential or achievement in their chosen field of endeavour, but face financial restraints to their further development.

(iii) Quorum: 7 members

2 DISBAND the following Committees:

- (a) Bush Fires Advisory Committee;
- (b) Citizen of the Year/Young Citizen of the Year/ Community of the Year Selection Panel;
- (c) Cultural Development Fund Peer Assessment Advisory Committee;
- (d) Family Day Care Consultative Committee;
- (e) Gloucester Lodge Museum Working Party;
- (f) Industrial Sites Evaluation Working Party;
- (g) Perry's Paddock Picnic Day Organising Working Party;
- (h) Recreation Development Fund Panel;
- (i) Signs, Hoardings and Billpostings Review Working Party;
- (j) Verge and Median Working Party;

3 APPOINT membership of the following external committees:

- (a) Coastal Management Advisory Committee:

Cmr R Rowell
K Armstrong, Conservation Officer

- (b) Community Policing Divisional Committee:

Cmr W Buckley
C Hall, Director, Community Development or nominee
Strategic Co-ordinator, Community Safety and Security

- (c) Joondalup Lotteries House Inc:

C Hall, Director Community Development or nominee
K Annand, Manager Financial Planning & Management Accounting

- (d) Joondalup Weekend Markets Management Committee:
R Fischer, Executive Manager Strategic Planning or nominee
- (e) Kingsley Woodvale Community & Recreation Association:
C Hall, Director Community Development or nominee
- (f) Local Government Association of WA - North Metropolitan Zone:
Cmr R Rowell,
L Delahaunty, Chief Executive Officer
C Hall, Director Community Development
K Robinson, Manager Executive Services
- (g) Mindarie Regional Council:
Cmr H Morgan, AM
Cmr M Clark-Murphy
Cmr R Rowell
Cmr W Buckley
- (h) Neighbourhood Watch Suburb Managers Committee:
C Hall, Director Community Development or nominee
- (i) North Metropolitan Region Recreation Advisory Committee:
C Hall, Director Community Development or nominee
- (j) North West Metro Business Centre:
R Fischer, Executive Manager Strategic Planning or nominee
- (k) North West District Planning Committee:
Cmr R Rowell
- (l) North Western Metropolitan Regional Road Sub-Group :
Cmr H Morgan, AM
- (m) Stable Fly Management Steering Group:
C Hall, Director Community Development or nominee
- (n) Warwick Leisure Centre & Churches of Christ Management Group:
C Hall, Director Community Development or nominee

- (o) Warwick Sportsman's Club:
C Hall, Director Community Development or nominee
 - (p) Whitford Community Ratepayers and Recreation Association:
C Hall, Director Community Development or nominee
 - (q) Yellagonga Regional Park Community Advisory Committee:
D Djulbic, Director Infrastructure Management or nominee
 - (r) Yellagonga Wetland Integrated Catchment Management Group:
C Hall, Director Community Development or nominee
- 4 REVOKE membership of the following external committees:
- (a) Gnangara Mound Community Consultative Committee;
 - (b) Kingsway Complex Management Committee;
 - (c) Kingsway Sports Club Steering Committee;
 - (d) Quinns Rocks Recreation Association;
 - (e) Shire of Wanneroo Aged Persons Homes Trust (Inc);
 - (f) Swan Regional Fire Protection & Sub-Regional Committee;
 - (g) Wanneroo & Districts Historical Society;
 - (h) Wanneroo Groundwater Advisory Committee;
 - (i) Yanchep Two Rocks Community Bus Project;
 - (j) Yanchep Two Rocks Recreation Association.
- 5 REQUEST a further report be prepared on the composition of the Delegation of Authority Working Party.

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

1 REAFFIRM the following Committees:

- (a) **Art Collection Working Party:**
 - (i) **Membership: Cmr H Morgan, AM
M Stanton, Manager Leisure & Ranger Services
R Heymans, Art Consultant**

- (ii) **Role:** To recommend to the Council suitable art purchases.
 - (ii) **Quorum:** Two members
- (b) **Conservation Advisory Committee:**
 - (i) **Membership:** Cmr H Morgan, AM
D Cluning, Manager Operations
S Magyar, Community Representative
M Norman, Community Representative
M Zakrevsky, Community Representative
R Dixon, Community Representative
J McMahon, Community Representative
D Pike, Community Representative
P Robertson, Community Representative
R McElroy, Community Representative
A Stubber, Community Representative
R Henderson, Community Representative
K Armstrong, Technical Officer
 - (ii) **Role:** To discuss and recommend to the Council matters of a conservation nature relating to the region.
 - (iii) **Quorum:** 7 members
- (c) **Environmental Advisory Committee:**
 - (i) **Membership:** Cmr R Rowell
D James
M Bowman
A Carman-Brown
G De Piazzì
R Froend
V Harman
D Wake
 - (ii) **Role:** To recommend to the Council on appropriate courses of action on matters that affect the environment within the region.
 - (iii) **Quorum:** 4 members
- (d) **Joondalup Eisteddfod Working Party:**
 - (i) **Membership:** James Boyd, Arts Project Officer
Mrs A Major, Eisteddfod Co-ordinator
Mr G Major, Community Representative

Ms F Muir, Community Representative
Ms M Erneste, Community Representative
Mr A True, Community Representative
Ms L Nosow, Community Representative
Ms K Yelland, Community Representative
Ms R Morrison, Community Representative

- (ii) Role:** **To:**
- **Encourage and assist development of the Eisteddfod**
 - **Facilitate the day to day operations of the Eisteddfod**
 - **Assist the Co-ordinator of the organisation, set up and operation of the Eisteddfod**
 - **Promote artistic excellence**
 - **Improve the performance skills of participants**
 - **Provide opportunities for public performances.**

(iii) Quorum: **5 members.**

(e) Joondalup Festival Committee:

(i) Membership: **Cmr M Clark-Murphy**
M Stanton, Manager Leisure & Ranger Services
J Lawton, Marketing Manager
D Shaw, Cultural Services Co-ordinator

(iii) Role: **To make recommendations to Council on the operations of the Joondalup Festival**

(iii) Quorum: **2**

(f) Wanneroo Bicentennial Trust Working Party:

(i) Membership: **Cmr R Rowell**
R Reid, Trust Patron
K Robinson, Manager Executive Services
R Augustin
N Trandos
D Carvosso, District Superintendent of Education
D Chivers, Community Representative
B Jeffrey, Community Representative
J Cross, Community Representative
J Powell, Community Representative
P Boyle, Community Representative
J Hawkins, Community Representative
B Fawcett, Community Representative

(ii) Role: To assist and encourage residents of the community who have demonstrated potential or achievement in their chosen field of endeavour, but face financial restraints to their further development.

(iii) Quorum: 7 members

2 DISBAND the following Committees:

- (a) Bush Fires Advisory Committee;**
- (b) Citizen of the Year/Young Citizen of the Year/ Community of the Year Selection Panel;**
- (c) Cultural Development Fund Peer Assessment Advisory Committee;**
- (d) Family Day Care Consultative Committee;**
- (e) Gloucester Lodge Museum Working Party;**
- (f) Industrial Sites Evaluation Working Party;**
- (g) Perry's Paddock Picnic Day Organising Working Party;**
- (h) Recreation Development Fund Panel;**
- (i) Signs, Hoardings and Billpostings Review Working Party;**
- (j) Verge and Median Working Party;**

3 APPOINT membership of the following external committees:

- (i) Coastal Management Advisory Committee:**

**Cmr R Rowell
K Armstrong, Conservation Officer**

- (j) Community Policing Divisional Committee:**

**Cmr W Buckley
C Hall, Director, Community Development or nominee
Strategic Co-ordinator, Community Safety and Security**

- (k) Joondalup Lotteries House Inc:**

**C Hall, Director Community Development or nominee
K Annand, Manager Financial Planning & Management Accounting**

- (l) **Joondalup Weekend Markets Management Committee:**
R Fischer, Executive Manager Strategic Planning or nominee
- (m) **Kingsley Woodvale Community & Recreation Association:**
C Hall, Director Community Development or nominee
- (n) **Local Government Association of WA - North Metropolitan Zone:**
Cmr R Rowell,
L Delahaunty, Chief Executive Officer
C Hall, Director Community Development
K Robinson, Manager Executive Services
- (o) **Mindarie Regional Council:**
Cmr H Morgan, AM
Cmr M Clark-Murphy
Cmr R Rowell
Cmr W Buckley
- (p) **Neighbourhood Watch Suburb Managers Committee:**
C Hall, Director Community Development or nominee
- (i) **North Metropolitan Region Recreation Advisory Committee:**
C Hall, Director Community Development or nominee
- (j) **North West Metro Business Centre:**
R Fischer, Executive Manager Strategic Planning or nominee
- (k) **North West District Planning Committee:**
Cmr R Rowell
- (l) **North Western Metropolitan Regional Road Sub-Group :**
Cmr H Morgan, AM
- (m) **Stable Fly Management Steering Group:**
C Hall, Director Community Development or nominee
- (n) **Warwick Leisure Centre & Churches of Christ Management Group:**
C Hall, Director Community Development or nominee

- (o) **Warwick Sportsman’s Club:**
C Hall, Director Community Development or nominee
 - (p) **Whitford Community Ratepayers and Recreation Association:**
C Hall, Director Community Development or nominee
 - (q) **Yellagonga Regional Park Community Advisory Committee:**
D Djulbic, Director Infrastructure Management or nominee
 - (s) **Yellagonga Wetland Integrated Catchment Management Group:**
C Hall, Director Community Development or nominee
- 4 REVOKE membership of the following external committees:**
- (a) **Gnangara Mound Community Consultative Committee;**
 - (b) **Kingsway Complex Management Committee;**
 - (d) **Kingsway Sports Club Steering Committee;**
 - (d) **Quinns Rocks Recreation Association;**
 - (e) **Shire of Wanneroo Aged Persons Homes Trust (Inc);**
 - (f) **Swan Regional Fire Protection & Sub-Regional Committee;**
 - (g) **Wanneroo & Districts Historical Society;**
 - (h) **Wanneroo Groundwater Advisory Committee;**
 - (i) **Yanchep Two Rocks Community Bus Project;**
 - (j) **Yanchep Two Rocks Recreation Association.**
- 5 REQUEST a further report be prepared on the composition of the Delegation of Authority Working Party.**

Cmr Clark-Murphy referred to comments made by the Chief Executive Officer earlier in the meeting during public question time in relation to the membership of the Conservation Advisory Committee in that changes were required to be made to the committee, with the deletion of the name of T Morald and the addition of Ms A Stubber and Mr R Henderson as Community Representatives.

The Motion was Put and

**CARRIED BY AN
ABSOLUTE MAJORITY**

Appendix II refers

**CJ261-07/99 DIFFERENTIAL RATING AND MINIMUM
PAYMENTS - CITY OF JOONDALUP - [07125]**

SUMMARY

Since the change of the valuation base for rating from a single valuation system (Unimproved Values) to a dual valuation system (Unimproved/Gross Rental Values) in 1985 the former City of Wanneroo and more recently the City of Joondalup applied differential rating. It was agreed at the time not to impose a greater rate burden on the various sectors which resulted in commercially-zoned properties having a lesser rate-in-the-\$ than residentially-zoned properties. Annually the City has reviewed the relativities between the rating sectors with the view to gradually moving the commercially-zoned properties to the full residential rate.

In 1990/91 the then Council introduced differing minimum payment for commercial and industrial zoned properties.

With a change to the Local Government Act 1995 it is a requirement pursuant to the provisions of Section 6.36 of that Act for the City to advertise its intention to strike differential rates. This advertisement invites the public to make submissions within the 21 day advertising period.

Following a budget workshop session the Joint Commissioners agreed to advertise their intention to apply differential rating for the 1999/00 financial year in conformity with that used in recent years. It was also agreed that the expected specified area rate for the Iluka area be advertised together with the intent to consider a property surveillance and security levy.

BACKGROUND

Differential rating at Wanneroo commenced in 1985 when the then local government changed its valuation scheme for rating purposes. At that time the rate-in-the-\$ applying to commercially-zoned properties within the municipality was significantly less than that applying to the residential properties. Since that time the then City had adopted the practice of reviewing annually, the relativities between the rating sectors and in 1995 agreed that it was intended to continue the upward movement of the commercially-zoned properties with the view to move to the full residential rate.

The increases agreed were:-

1995/96	90% (up from 87% in 1994/95)
1996/97	95%
1997/98	100%

Due to the economic climate in 1996/97 and the triennial revaluation where the gross rental valuations for commercially-zoned properties increasing by 24.84%, the then Council resolved not to move the rate for commercially-zoned properties from 90% to 95% of the residential rate. The Joint Commissioners resolved to retain rating levels static for the 1998/99 financial year.

In addition, in 1990/91 the then Council introduced differing minimum rates payments for commercial and industrial zoned properties.

The minimum payments applicable to the various sectors over the years, had also been continually reviewed:-

	Residential and Rural	Commercial and Industrial
1989/90	\$300	\$300
1990/91	\$325	\$600
1991/92	\$338	\$624
1992./93	\$348	\$642
1993/94	\$363	\$669
1994/95	\$374	\$688
1995/96	\$374	\$688
1996/97	\$380	\$698
1997/98	\$391	\$719
1998/99	\$391	\$719

It was agreed to maintain differing minimum payments for commercial and industrial. The rationale for this was that commercial and industrial properties are serviced by, and have access to, a high standard of infrastructure provided and maintained by the City and place a greater burden on such infrastructures by high volumes of people, and vehicular traffic.

DETAILS

The Local Government Act 1995 at Section 6.36 requires that a local government which wishes to implement differential rating or differing minimum payments is to give local public notice of its intention to do so.

The public notice must contain details of each differential rate or minimum payment which the local government intends to impose and an invitation for submissions to be made in respect of the proposed differential rate or minimum payment.

A minimum of twenty one days is to be allowed for submissions. At the time of advertising the local government must have documentation describing the objects of and reasons for each differential rate or minimum payment available for inspection.

The local government is required to consider all submissions, but may proceed to adopt the proposed rates with or without modification.

The 1998/99 rates-in-the-dollar of the City of Joondalup and relativities for each sector were:-

	GRV	% of General Rate	UV
Residential	7.2050 cents	100%	0.5705 cents
Commercial – Improved	6.4845 cents	90%	0.5705 cents
Commercial – Not Improved	7.2050 cents	100%	0.5705 cents
Industrial	7.2050 cents	100%	0.5705 cents
Rural	7.2050 cents	100%	0.5705 cents

Minimum Rates	
Residential Rural	\$391
Commercial/Industrial	\$719

The logic used in producing the current relativities was an occurrence of history stemming from the change from a single valuation system to the current dual valuation scheme in 1985. It was agreed, at the time of the switch to dual valuations and differential rating, not to impose a greater rate burden on the various sectors than that which was occurring under the single valuation system. The switch produced an inequitable position in rating incidence which has been addressed on an annual basis.

COMMENT/FUNDING

The above serves as a broad overview of the history and outlines the logic for the differential rating system used at the then City of Wanneroo.

The City of Joondalup is required to lodge an advertisement in the newspaper to advise its intention with respect to differential rating for the 1999/00 financial year. The supporting documentation, to be made available to ratepayers wishing to make a submission during the advertising period, is attached as Attachment 'A', together with the proposed advertisement to be placed in the public notices section of The West Australian - refer Attachment 'B'.

The Local Government Act 1995 requires that the City advertise the proposed differential rates to be levied in the forthcoming year and allows a 21 day response time for ratepayer/elector submissions.

It is not possible to accurately predict the City's 1999/00 rate levels until the budget process has been finalised and the budget shortfall (to be made up from rates) is known. However, to wait until this process has been completed prior to lodging the required advertisement including allowing 21 days for ratepayer/elector submissions, would delay the 1999/00 budget adoption and incur additional costs.

Given the impacts of the revaluation throughout the district and the increased costs of operation the Joint Commissioners have agreed in a recently conducted budget workshop session that the GRV rates-in-the-\$ for advertising purposes be:-.

Gross Rental Values

General Rates	Relativities	Estimated Rate-In-The-\$ Gross Rental Values
Residential Zones	100%	6.6693 cents
Commercial Improved Zones	90%	6.0023 cents
Commercial Not Improved Zones	100%	6.6693 cents
Industrial Zones	100%	6.6693 cents
Rural Zones	100%	6.6693 cents

Minimum Rates

Minimum Rates	
Residential Zones	\$403
Commercial Zones	\$741
Industrial Zones	\$741
Rural Zones	\$403

It was also agreed that the rate-in-the-\$ for Commercial Improved zones be held at 90% of the Residential rate.

It was also agreed at the workshop session that the expected specified area rate of 2.3008 cents in the GRV \$ to fund the 1999/00 enhanced landscaping costs for Iluka residents be advertised together with the Joint Commissioners intent to consider a property surveillance and security levy for the 1999/00 financial year.

OFFICER'S RECOMMENDATION: That the Joint Commissioners:

- 1 pursuant to the provisions of Section 6.36 of the Local Government Act 1995, ADVERTISE their intention of applying the following estimated differential rates in 1999/00;

Gross Rental Values

General Rates	Relativities	Estimated Rate-In-The-\$ Gross Rental Values
Residential Zones	100%	6.6693 cents
Commercial Improved Zones	90%	6.0023 cents
Commercial Not Improved Zones	100%	6.6693 cents
Industrial Zones	100%	6.6693 cents
Rural Zones	100%	6.6693 cents

Minimum Rates

Minimum Rates	
Residential Zones	\$403
Commercial Zones	\$741
Industrial Zones	\$741
Rural Zones	\$403

- 2 ADVERTISE their intention to levy a specified area rate in the Iluka area;
- 3 ADVERTISE that a property surveillance and security levy is under consideration for the 1999/00 financial year.

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

- 1 pursuant to the provisions of Section 6.36 of the Local Government Act 1995, ADVERTISE their intention of applying the following estimated differential rates in 1999/00;

Gross Rental Values

General Rates	Relativities	Estimated Rate-In-The-\$ Gross Rental Values
Residential Zones	100%	6.6693 cents
Commercial Improved Zones	90%	6.0023 cents
Commercial Not Improved Zones	100%	6.6693 cents
Industrial Zones	100%	6.6693 cents
Rural Zones	100%	6.6693 cents

Minimum Rates

Minimum Rates	
Residential Zones	\$403
Commercial Zones	\$741
Industrial Zones	\$741
Rural Zones	\$403

- 2 **ADVERTISE their intention to levy a specified area rate in the Iluka area as previously resolved in Report CJ127-04/99;**
- 3 **ADVERTISE that a property surveillance and security levy is under consideration for the 1999/00 financial year.**

Cmr Clark-Murphy spoke in support of the Motion and advised this year had been a revaluation year, in that all properties have been revalued by the Valuer General's Office which in turn would have implications for the rate in the dollar.

Cmr Clark-Murphy referred to Point 2 of the recommendation in relation to the specified area rate in the Iluka area and stated this had been discussed with ratepayers in that area at length and has previously been subject to a resolution of Council.

The Motion was Put and

CARRIED

Appendix III refers

Items CJ262-07/99 to CJ264-07/99 inclusive were Moved by Cmr Clark-Murphy and Seconded by Cmr Buckley.

**CJ262-07/99 LOCAL EMERGENCY MANAGEMENT
ADVISORY COMMITTEE - [09151]**

SUMMARY

The Joondalup Police District currently co-ordinates a Local Emergency Management Advisory Committee (LEMAC). This Committee prepares and updates an Emergency Management Plan, to enhance the capability of the community to manage emergencies

through strategies that may prevent them occurring, prepare for and respond to those that do impact on the community, and assist the community to recover after the event.

The former City of Wanneroo has had representation on this Committee for many years.

Emergency Management Arrangements Policy Statement No. 7 was revised in December 1998, with a significant change of direction. This draft legislation puts emphasis on Local Government involvement, not on the Police as previous.

Following a recent meeting with the Joondalup Police it is recommended that two officers from the City of Joondalup be nominated to represent Council on the LEMAC Committee.

BACKGROUND

At the request of the Hazard Management Co-ordinator with the Joondalup Police, a meeting was held on 18 June 1999 involving the Police, City of Joondalup and Shire of Wanneroo staff. The Police highlighted that Policy Statement No. 7 regarding Western Australian Emergency Management arrangements, which was issued by the State Emergency Management Advisory Committee of WA, reflected a significant change in the direction from that which has previously been in place, namely an emphasis on local government involvement in local area emergency management arrangements.

The involvement by the City and Shire on the LEMAC Committee had been spasmodic and the meeting was held with the intention of ensuring that the Cities of Joondalup and Wanneroo would become more committed to involvement with the Committee.

DETAILS

Policy Statement No. 7 states “Based on either local government boundaries or emergency management sub districts. Chaired either by the Shire President (or a delegated person) or the Officer in Charge of the Police sub district whose jurisdiction covers the local government area concerned. Executive support should be provided by the Local Government.”

The Policy Statement goes on further to say that the functions of this and other committees are essentially to develop and implement emergency management policy and provide an advisory service to the control and co-ordinating authorities.

Boundaries for the LEMAC Committee incorporate both the City of Joondalup and the City of Wanneroo, and it was agreed that both Councils should have representatives on the Committee.

At the meeting on 18 June 1999 it was agreed that the strategic management role for co-ordinating and leading LEMAC should remain with the Police for the time being. The Police for the region have developed a LEMAC plan and it should be noted that this plan has been developed largely on similar plans previously developed by the City of Joondalup and former City of Wanneroo. A copy of the regional plan will be forwarded to both Cities in due course.

COMMENT

As the LEMAC Committee largely deals with strategic and administration matters at an operations level, it is appropriate that the City be represented by officers on the Committee. The Executive has determined that the most appropriate officers to represent the City on the Committee are the Manager Operation Services and Team Leader Ranger Services. Operational training to deal with emergency situations will be made available to these officers and other staff of the City, some of which will be available through the Commonwealth Government free of charge.

It should be noted that the policy statements recently reviewed by the State Emergency Management Advisory Committee are proposed to be made into legislation. There is clearly a push for local government authorities to take on a more strategic management and co-ordination role in relation to LEMAC activities which may result in a cost and responsibility shift from the Police Service to local government.

The Executive is concerned that local government will not be adequately resourced to accept this additional responsibility and is of the view that this matter needs to be raised with the Western Australian Municipal Association as an industry wide issue.

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

- 1 COMMIT the City of Joondalup to have an active involvement on the regional Local Emergency Management Advisory Committee (LEMAC);**
- 2 APPOINT the Manager, Operation Services and Team Leader, Ranger Services as the City's representatives on the Local Emergency Management Committee;**
- 3 MAKE representation to the Western Australian Municipal Association to express concerns about the implications for local government arising from recent changes made to the State Emergency Management Advisory Committee's Policy Statements on Emergency Management in Western Australia and proposed emergency management legislation.**

The Motion was Put and

CARRIED

**CJ263-07/99 BUSH FIRE ADVISORY COMMITTEE
MEETING HELD ON 24 JUNE 1999 - [02499]**

SUMMARY

A meeting of the Bush Fire Advisory Committee was held on Thursday 24 June 1999, from which there was no recommendation which requires the endorsement of the Joint Commissioners.

The minutes attached are submitted for noting by the Joint Commissioners.

DETAILS

No action has arisen as a result of these minutes which requires the decision of the Joint Commissioners. These minutes are attached for noting only and inclusion in the minute book.

COMMENT

The City of Joondalup no longer has a need for a bush fire service, as the whole Council is within the Metropolitan Fire District, which is covered by the Fire and Rescue Service. Bush fire control and the volunteer bush fire brigades have therefore become the responsibility of the City of Wanneroo. It is therefore appropriate that the City of Joondalup disband the Bush Fires Advisory Committee and this matter is incorporated within Report CJ259-07/99 for consideration by the Joint Commissioners.

Agreement has been made with Wanneroo to have representation on the Bush Fire Advisory Committee as required.

MOVED Cmr Clark-Murphy, SECONDED Cmr Buckley that the Joint Commissioners NOTE the minutes of the Bush Fire Advisory Committee meeting held on 24 June 1999, shown as Attachment 1 to Report CJ263-07/99.

The Motion was Put and

CARRIED

Appendix IV refers

CJ264-07/99 ART COLLECTION WORKING PARTY – [14158]

SUMMARY

A meeting of the Art Collection Working Party was held on 15 June 1999 and the minutes are submitted for noting by the Joint Commissioners. The Working Party also considered purchase of the following art works:

Form I by Bela Kotai for \$1,400

Form II by Bela Kotai for \$1,400

The Art Collection Working Party has recommended purchase of the art works.

BACKGROUND

The Art Collection has the following objectives:

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

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

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

Members of the Art Collection Working Party are:

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

DETAILS

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

ARTIST	TITLE	MEDIUM	ART GALLERY	PRICE
BELA KOTAI	FORM I	STONEWARE	PERTH GALLERIES	\$1,400
BELA KOTAI	FORM II	STONEWARE	PERTH GALLERIES	\$1,400
TOTAL				\$2,800

COMMENT/FUNDING

The Consultant recommended purchase of *Form I and Form II* by Bela Kotai for \$2,800 because the work:

- meets the Art Collection profile;
- are excellent examples of sculptural forms by one of Western Australia's foremost ceramists;
- is highly suitable for display in the Joondalup Civic Centre stairwell.

Funds are listed in the 1999/00 budget for the purchase of Artworks; details are listed below:

Account No: 11-80-82-871-4505-0001
Budget Item: Art Purchases
Budget Amount: \$10,000
Actual Cost: \$2,800
Remaining Budget \$7,200

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

- NOTE the minutes of the Art Collection Working Party held on 15 June 1999 forming Attachment 1 to Report CJ264-07/99;**

2 PURCHASE the following art works for the Art Collection:

ARTIST	TITLE	MEDIUM	ART GALLERY	PRICE
BELA KOTAI	FORM I	STONEWARE	PERTH GALLERIES	\$1,400
BELA KOTAI	FORM II	STONEWARE	PERTH GALLERIES	\$1,400
TOTAL				\$2,800

at a cost of \$2,800 from Account Number 11808287145050001 - Art Purchases.

The Motion was Put and

CARRIED

Appendix V refers

INFRASTRUCTURE MANAGEMENT

Items CJ265-07/99 to CJ267-07/99 inclusive were Moved by Cmr Morgan and Seconded by Cmr Clark-Murphy. Cmr Morgan gave notice of his intention to speak on Items CJ265-07/99 and CJ267-07/99.

CJ265-07/99 DAVA STREET DUNCRAIG - [39581J, 09384J]

SUMMARY

At the March 1999 meeting of the Joint Commissioners, a nine signature petition from Duncraig residents requesting the City address the problems associated with vehicles periodically parking on the Warwick Road verge east of Dava Street was presented for consideration. The petitioners have suggested the need for road improvements including a left turn lane and a seagull channelised median treatment at the Warwick Road and Dava Street junction.

An investigation of the petitioners' request has concluded that the traffic treatment of this intersection would have a low priority in comparison with other intersections throughout the municipality. A request for Main Roads WA to consider the installation of a holding line in Dava Street to assist turning motorists is recommended.

BACKGROUND

Issues relating to the intersection of Dava Street and Warwick Road, Duncraig were previously considered as part of the South West Duncraig Traffic Study in 1992. At that time the traffic study group recommended the closure of the existing median opening in Warwick Road at Dava Street.

This recommendation was presented in a report to the former City of Wanneroo for consideration in November 1992 (Item G11110 refers). The report outlined details of a resident survey which showed 73% of residents supported no change at the intersection. Main Roads WA also considered the proposed median closure to be unnecessary. In view of this, the former City of Wanneroo resolved to not approve the median closure at Dava Street.

In March 1999, the City received a nine signature petition from Duncraig residents requesting the City address problems associated with vehicles periodically parking on the Warwick Road verge east of Dava Street, Duncraig. The petitioners have reported that when vehicles park in this area, the sight distance for motorists when exiting Dava Street is reduced.

The petitioners have specifically requested that a left turn lane and seagull island be constructed at the intersection to alleviate their concerns. The existing and proposed modified intersection geometry is shown on Attachment 1.

DETAILS

A recent traffic survey has shown that approximately 1300 vehicles per day use Dava Street. During peak periods, the right turn out and left turn in, dominate the vehicle turning movements at the intersection. Some motorist also undertake the U-turn manoeuvre at this intersection. The results of the turning movement survey are shown on Attachment 2.

In the five year period ending 31 December 1998, there had been 15 recorded vehicles crashes at this intersection. The predominant crash type (8), are 'rear end' crashes involving vehicles exiting Dava Street. Five of the total crashes occurred at night and in non peak periods.

COMMENT/FUNDING

The existing left turn volumes and crash statistics do not warrant construction of a left turn lane. Notwithstanding this, the existing road reserve width may not be sufficient to allow construction of a standard left turn facility without impacting on the corner Lot 360.

As the petitioners have indicated, periodic verge parking occurs on Warwick Road east of Dava Street. When this occurs, it can restrict sight distance to oncoming vehicles. The installation of a holding line in Dava Street at the intersection may overcome this problem by assisting motorists to determine the edge of the Warwick Road westbound carriageway and allow them to see beyond the parked vehicles.

In general, verge parking adjacent to a dual carriageway and particularly at an intersection is undesirable. In view of this it may be appropriate to consider a verge parking ban. However, as Warwick Road provides direct residential access consultation will be needed with the affected residents. Also to avoid a proliferation of signs at this and similar intersections, consideration to include a verge parking ban adjacent to all dual carriageways within the Local Laws may be appropriate. A similar parking ban already applies to median islands for the same purpose.

The approximate cost to construct a left turn lane and a central seagull island is approximately \$40,000. The cost does not make any allowance for additional land that may be required to construct a standard left turn lane. The existing traffic volumes and crash history do not warrant the construction of these traffic treatments at this intersection as a high priority. The construction of a seagull island would also inconvenience other motorists by preventing U-turn movements at the intersection.

Notwithstanding this, the installation of a holding line in Dava Street may assist turning motorists. On this basis, subject to approval by Main Roads WA, the installation of a holding line is supported.

In the meantime as verge parking east of this intersection is undesirable it may require some form of parking ban. This will need to be addressed initially with the affected residents. Also, to avoid a proliferation of signs at this and other intersections with dual carriageways, consideration to include a verge parking ban adjacent to all dual carriageways within the Local Laws will be assessed.

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

- 1 LIST for consideration on a priority ranking in the Traffic Management Five Year Forward Plan the installation of a left turn facility at the intersection of Dava Street and Warwick Road, Duncraig;**
- 2 REQUEST Main Roads WA to consider the installation of a holding line in Dava Street to assist motorists;**
- 3 LIAISE with residents on the south east corner of Dava Street and Warwick Road, Duncraig regarding restricting vehicles parking on the verge;**
- 4 ADVISE the petitioners accordingly.**

Cmr Morgan spoke in support of the Motion.

The Motion was Put and

CARRIED

**CJ266-07/99 BRACKEN PARK DUNCRAIG - PETITION -
[07113J]**

SUMMARY

The Council has received a 76-signature petition from the residents of Halgania Way, Todea Court and Bracken Way, Duncraig requesting upgrading of Bracken Park.

The petition identified four specific improvements, being inground irrigation, increased maintenance, additional trees and park furniture and play equipment.

The installation of reticulation and increased maintenance is not supported due to the park's size and its proximity to other areas of Public Open Space.

BACKGROUND

Bracken Park is a .28ha area of Public Open Space developed in the mid 1970's. During subdivision, sections of the park were irrigated via mains water supply and a manually located hose and sprinkler. This watering system was disconnected in 1986 due to water restrictions imposed by Water Corporation.

Minor items of play equipment were located in the park and have been maintained or upgraded.

Trees initially planted during subdivision are now large and mature. Various trees have been removed due to concerns from adjoining residents.

DETAILS

Dry parks are maintained via a cyclic program, particularly during the winter months when grass growth is high.

Within Duncraig there are 26 dry parks, with a total area of 50.12ha. The maintenance of dry parks is often criticised as Operations' employees attend the park, but the appearance of the park does not improve.

Fortnightly visits of Bracken Park are made, with mowing being undertaken every 18-25 days during winter and as required during summer.

The Dry Park Development Program 1998/99 funded inground reticulation to Greenlaw Park, Buckthorn Park and the Davallia Road median. Submissions for the 1999/2000 program include Portree Park, Alder Park and a section of the Warwick Road median. Submissions for the 2000/2001 program include Galston Park, Hilton Park and a section of the Marmion Avenue median.

The petitioners requested additional trees and these will be provided where appropriate.

Play equipment will be inspected and any upgrading required will be listed for Budget consideration in 2000/2001. Minor improvement works will be undertaken immediately to maximise the life of the existing equipment.

COMMENT/FUNDING

The option of including Bracken Park in this program is limited and expensive due to reinstatement of existing residential verges. Any connection from the Davallia Road median would affect 18 residential verges.

Due to the quality of existing verge areas, any proposal to excavate for mainline installation would require extensive community liaison and co-operation.

The maintenance costs for a park of this size would be \$12,000-\$14,000 per annum.

Installation of Bore and Pumping Unit	\$22,000	
Inground Reticulation	\$ 8,000	
Western Power Connection	\$ 3,000	
 Total Installation Costs	 \$33,000	
 Maintenance	 \$12,000	 per annum
Current Dry Park Maintenance	\$ 4,200	(estimate)

There are eight similar sized and isolated areas of public open space in Duncraig and another 24 throughout the municipality. Any proposal to install irrigation would be neither cost effective nor efficient. The irrigation of all dry parks has not been proposed previously by Council.

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

- 1 ADVISE the petitioners that the installation of inground reticulation to Bracken Park Duncraig is not supported;**
- 2 LIST the provision of additional play equipment for consideration in the 2000/2001 Budget submissions.**

The Motion was Put and

CARRIED

**CJ267-07/99 TENDER FOR CONTRACT NO 042-99/00 –
JOONDALUP CITY CENTRE LIGHTING
MAINTENANCE – [07386J]**

SUMMARY

Tenders were advertised in June to submit prices for the maintenance of Joondalup City Centre Street Lighting in accordance with the specification supplied. Tenders closed on 29 June 1999 and the Schedule of Tender Prices is detailed on Attachments 1. The tender submissions have been evaluated based on the selection criteria and it is recommended that Council accept the tender of High Speed Electric Pty Ltd.

This report considers the recommendation on the suitable tender for the maintenance of Joondalup City Centre Street Lighting for a period of 12 months commencing August 1, 1999 in accordance with the revised specification compiled by Electrical Technology Consultant.

BACKGROUND

The streetlights installed in Joondalup City Centre are non-standard lights and are not maintained by Western Power. The responsibility to maintain these streetlights has been passed on to the City after the developer (Landcorp) finished the practical completion of each stage.

Since then, the City has been commissioning private contractors on an annual basis to maintain these streetlights. As these are specialised job in nature, the City requested Electrical Technology Consultant (original consultant of the work) to revise and modify the specifications for the contract which was in place during 1998.

DETAILS

Six tenders were received and the summary of the submissions is shown in the attachments.

The lowest conforming tender is recommended to Council for acceptance based on the following evaluation methodology:

1. Item 3.2 of Schedule A, Routine clean up of all type 1, 2, 2A, 4 and 5 luminaries during periodical inspections and maintenance will only be undertaken once every three years, which has been done by the City's previous contractor last year. This item has therefore been excluded from lump sum prices for tender evaluation purpose.
2. Clause 18 of the General Conditions of Tender sets out the selection criteria for the tender evaluation which includes weightings for price (0.80), relevant skills and experience (0.15) and safety management (0.50). Weightings for price have been distributed among the most commonly occurring items and in accordance to their importance. For example, items like periodical inspections and maintenance and on demand repairs have been given more weightage because of the nature and frequency of the work involved. The Schedule of Prices includes both supply and supply and labour rate items and for evaluation purpose, only supply and labour rate items have been considered, except the supply items for luminaries and accessories which are normally associated with on-demand repairs. Items 3.1 to 3.17 (replacement of damaged light poles) have been given less weightage, as these installations are covered by the City's insurance policy and in the past all costs due to damage to these poles have been successfully claimed from the City's insurers. Again, these items are lower in frequency of occurrence and so far only four poles have been reported to be damaged last year.

In the above evaluation, High Speed Electric achieved the highest score for both Periodical Maintenance and Inspections and on demand repairs. High Speed Electric was the City's Maintenance Contractor for the year 1998 and it has the capability and knowledge to take up the maintenance works as per the specifications.

COMMENT/FUNDING

This tender is designed to provide a total maintenance procedure for street lighting within the CBD area. The option of extension into other locations of feature lighting maintenance will be explored, eg. Iluka residential area and Harbour Rise Hillarys residential area.

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

- 1 ACCEPT the tender schedule of prices submitted High Speed Electric for Tender No 042-99/00 Joondalup City Centre Lighting Maintenance;**
- 2 AUTHORISE signing of the contract documents.**

Cmr Morgan spoke in support of the Motion.

The Motion was Put and

CARRIED

Appendix VI refers

PLANNING & DEVELOPMENT

CJ268-07/99 EXTENSION OF CURRAMBINE STRUCTURE PLAN - [11160J]

SUMMARY

Council has received an application to relax setbacks in a part of Currambine currently being developed for small lot housing. The preferred form for this to be given effect is to add the provisions to the existing structure plan for the Local Centre, which adjoins this land.

The revised structure plan document complies with the requirements of the City of Joondalup Town Planning Scheme No 1 in respect of a structure plan and is proposed to be advertised for public comment.

BACKGROUND

Lot No	Portion of Lot 998
Street Address	Connolly Drive, Currambine
Land Owner	Landcorp
MRS Zoning	Urban
TPS Zoning	Residential
Density Coding	R20
Land Use	Vacant
Lot Area	3.7 hectares

Site History

The Local Centre was rezoned under Amendment No 809 to City of Joondalup Town Planning Scheme No 1 (the Scheme) from Commercial, Tavern, Service Station, Civic, Residential R20/R40 to Centre Zone. It is the subject of the Currambine Local Centre structure plan.

The subdivision of an additional part of lot 998 was considered by Council on 24 September 1998 and approved by the Western Australian Planning Commission (WAPC) on 11 August 1998. The layout includes an area of smaller lots (Attachment 1); and it is these which are the subject of this addition to the structure plan.

Previous Council Decisions

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

At the meeting of the Joint Commissioners on 24 November 1998, the structure plan was agreed to be satisfactory to be submitted to the Western Australian Planning Commission for adoption and certification.

DETAILS

Current Proposal or Issue

An application has been received on behalf of the landowners to put in place modified setbacks for 65 small lots east of the Local Centre. The preferred form for this to be given effect is to add the provisions to the existing Currambine structure plan. The modified document is enclosed as Attachment 2.

The lots concerned range from 363 to 561 sq metres in area and most are oriented north-south. As such, the amenity of houses constructed on them will be increased by provisions that reduce setbacks to permit north-facing outdoor private space to be created.

The changes proposed are to modify the front setback to 3 metres minimum instead of the 6 metres average (3 metres minimum) required in the Residential Planning Codes and the rear to 4 instead of 6 metres average.

Relevant Legislation

Clause 10.7 of the Scheme sets out the procedures for amending an agreed structure plan including provision for the amendment to be advertised and considered again by Council prior to final approval. Clause 10.4.1(a) of the Scheme states that Council may “determine that the Structure Plan is satisfactory, send a copy to the Commission, and advertise it under the provisions of Clause 10.5.”

COMMENT

Issues

A structure plan is generally considered to provide a satisfactory basis for addressing the modification of development requirements in the Scheme. By adding these provisions to the existing structure plan they will be readily located and administered. There will be one structure plan for the locality of Currambine which contains all the applicable development provisions. The structure plan will be extended as needed to include any other areas in Currambine to which development provisions apply.

The relaxation of front setbacks will retain the minimum permitted by the Residential Planning Codes but will permit more of the building to be built closer to the street. This will permit more north-facing outdoor private space to be created on lots on the north sides of streets. Similarly, the reduction of rear setbacks will permit additional north-facing outdoor private space to be created on the street frontage of lots on the south sides of streets.

Assessment and Reasons for Recommendation

The Currambine structure plan, as modified, conforms with the requirements of Part 10 of the Scheme and is considered to be acceptable for the control of development within the structure plan area. The incorporation of the structure plan provisions for the additional small lot area into the structure plan for the district centre will simplify the administration of provisions for both areas.

MOVED Cmr Rowell, SECONDED Cmr Morgan that the Joint Commissioners pursuant to Clause 10.7 Town Planning Scheme No. 1, DETERMINE that the modifications to the Currambine structure plan are satisfactory and make the modified structure plan available for public comment.

The Motion was Put and

CARRIED

Appendix VII refers

CJ269-07/99 CHANGES TO HILLARYS STRUCTURE PLAN - [16047J]

SUMMARY

Council has received a request to modify the Hillarys Structure Plan which has recently been forwarded to the Western Australian Planning Commission, to accommodate additional stages of the Harbour Rise Estate. The modifications seek to extend special height controls to the whole of the Harbour Rise Estate and alter setbacks within the Small Lot Residential Precinct.

BACKGROUND

Lot No	Part Lots 7 and 158
Street Address	Hepburn Avenue
Land Owner	Estates Development Company
MRS Zoning	Urban
TPS Zoning	Urban Development
Density Code	R20
Land Use	Vacant
Lot Area	45.64 hectares

Site History

Various subdivision applications for the land have been approved by the Western Australian Planning Commission and supported by Council. Harbour Rise Estate (Attachment 1) was rezoned by Amendments 839 and 840 which were adopted by the Joint Commissioners at their meeting on 25 May 1999. Lot 7, Hepburn Avenue, Hillarys and Part Lot 158 Hepburn Avenue, Sorrento were rezoned to Urban Development Zone and the land was uncoded.

Previous Council Decisions

Variations to Policy DS4 that alter the height criteria for Stage 1 of Harbour Rise Estate were accepted for advertising at the meeting of the Joint Commissioners on 28 July 1998 (Item CJ50-07/98 refers). At the meeting on 22 September 1998, a 25-signature petition was received from residents of Hillarys objecting to these changes to Policy DS4; however, they were adopted by the Joint Commissioners at their meeting on 13 October 1998 (Item CJ161-10/98 refers).

The provisions were incorporated into the draft Structure Plan for Harbour Rise Estate which was considered by the Joint Commissioners at their meeting on 10 November 1998 (Item CJ232-11/98 refers) and made available for public comment.

At their meeting of 8 June 1999 (Item CJ208-06/99 refers) the Joint Commissioners pursuant to clause 10.6 of the City of Joondalup Town Planning Scheme No. 1 (the Scheme), resolved as follows:

That the Joint Commissioners:

- 1 pursuant to Clause 10.6 of the City of Joondalup Town Planning Scheme No 1, RESOLVE that the draft structure plan for Hillarys is satisfactory with modifications and submit it to the Western Australian Planning Commission for adoption and certification;*
- 2 pursuant to Clause 5.11 of the City of Joondalup Town Planning Scheme No 1, ADOPT the provisions relating to the first stage of development of Harbour Rise Estate as Planning Policy additional to the variation to Policy DS4.*

DETAILS

Current Proposal or Issue

The Hillarys Structure Plan is proposed to be modified to extend the maximum building height provisions which are currently only applicable to part of the Cascade Residential Precinct to the balance of Harbour Rise Estate.

These provisions were set out for Stage 1 of the Estate in Report CJ50-07/98 which was presented to the meeting of the Joint Commissioners on 28 July 1998 and explained as follows:

The concept of a building threshold envelope is not applied. Instead, the building height is defined as a wall height of 3.5 metres for single storey and 6.5 metres for two storey, and roof ridge of 3.5 metres for single storey and 9.5 metres for two storey. This compares with the Building Threshold Envelope set out in Council's Policy DS4 which permits a building height of 3.5 metres on the boundary and slopes in at 45 degrees to a maximum height of 8.5 metres.

Tower Elements of up to 6 metres square on plan are permitted to project up to 3 metres above the wall and ridge heights. They must complement the building.

Plot Ratio refers to the R Code definition, which imposes no maximum for R20 lots, whilst Policy DS4 requires a maximum 0.5.

A maximum site coverage of 65% is proposed which exceeds the 50% permitted under the R Codes.

These provisions are proposed to apply to all of the Harbour Rise residential lots except those which share a boundary with the existing lots on the perimeter of the estate where the existing Council policy DS4 will be applied. An additional clause in the objectives for each precinct has been added to protect the amenity of adjacent lots. The modification will simplify the Structure Plan since it will only include one set of height criteria besides DS4.

It is also proposed to modify the front setback requirements within the Small Lot Residential Setback Precinct from the present maximum front set back of 3metres. Due to the small size of the lots and to increase design flexibility, a modified provision requiring a minimum of 1.5metres and a maximum of 6metres from the house main façade to the street is proposed. To allow flexibility for the location of houses, zero lot line development is also proposed for this precinct. The following modification to allow zero lot line construction and to vary the front setbacks to between 1.5metres and 6metres is therefore proposed.

Relevant Legislation

Clause 10.7 of the Scheme sets out the procedure for amending an agreed structure plan, including provision for the amendment to be advertised and considered again by Council prior to final approval. Clause 10.4.1(a) of the Scheme states that Council may “determine that the Structure Plan is satisfactory, send a copy to the Commission, and advertise it under the provisions of Clause 10.5.”

COMMENT

Issues

The proposed modifications to the draft structure plan will adequately control the detailed development of houses on the lots within the Harbour Rise Estate which can be administered as part of the building licence approval process.

The proposed modification to the height criteria excludes the lots abutting the existing residential lots fronting onto Waterford Drive. The remaining subdivision land generally slopes downwards away from the Waterford Drive lots, so minimising the impact on the existing residents.

Assessment and Reasons for Recommendation

When presented to the meeting of the Joint Commissioners on 28 July 1998 (Item CJ50-07/98 refers), the changes to Policy DS4 that alter the height criteria were considered to be generally in conformity with the intentions of Council in regulating the height of buildings in residential areas. The ability to construct 'tower' features is available to all purchasers of land in the first stage this development and is proposed to be extended to the other stages as a part of a design strategy to give identity to the estate. The use of one set of height criteria that is applicable to the overall Estate area will simplify the building approval process.

The proposed modifications to the setbacks are considered to ensure an appropriate form of development in the Small Lot Precinct.

Through advertising, surrounding residents will be given an opportunity to comment on the proposals. In this circumstance, it is considered that the modified provisions are acceptable.

The proposed modifications to the structure plan are considered to be acceptable as a means of controlling building height and scale and enhancing the character of the streetscape in this development. The modified structure plan is considered suitable for advertising.

OFFICER'S RECOMMENDATION: That the Joint Commissioners in accordance with to Clause 10.7 of Town Planning Scheme No. 1, DETERMINE that the modification to the draft Structure Plan for Hillarys is satisfactory and make it available for public comment in accordance with Clause 3.11 of the Scheme.

MOVED Cmr Rowell, SECONDED Cmr Morgan that consideration of changes to Hillarys Structure Plan be DEFERRED pending further consideration by the Joint Commissioners.

Cmr Rowell advised a request had been received that this Item be deferred until such time as the developers have had an opportunity to present a more detailed and comprehensive deputation to Commissioners.

The Motion was Put and

CARRIED

Appendix VIII refers

DATE OF NEXT MEETING

The next meeting of the Joint Commissioners has been scheduled for **7.00 pm** on **TUESDAY, 10 AUGUST 1999** to be held at the Council Chamber, Joondalup Civic Centre, Boas Avenue, Joondalup.

CLOSURE

There being no further business, the Chairman declared the Meeting closed at 1822 hrs, the following Commissioners being present at that time:

COMMISSIONERS: ANSELL
MORGAN
CLARK-MURPHY
ROWELL
BUCKLEY