City of Joondalup

NOTICE IS HEREBY GIVEN that the next Ordinary Meeting of the Council of the City of Joondalup will be held in the Council Chamber, Joondalup Civic Centre, Boas Avenue, Joondalup on Tuesday, 14 November 2000 at 7.00 pm.

LINDSAY DELAHAUNTY
Chief Executive Officer
8 November 2000

PUBLIC QUESTION TIME

Council allows a 15 minute public question time at each Council meeting which is open to the public.

To enable prompt and detailed responses to questions, members of the public are requested to lodge questions in writing to the Committee Clerk at least two days prior to the Council meeting at which the answer is required.

The Mayor is responsible for the conduct of public question time and ensuring that each member of the public has an equal opportunity to ask a question. The Mayor shall also decide whether a question will be taken on notice or alternatively who should answer the question.

The following general rules apply to question time:

- ***question time is not to be used by a member of the public to make a statement or express a personal opinion.***
- ***questions should properly relate to Council business.***
- ***question time shall not be used to require an Elected Member or an officer to make a personal explanation.***
- ***questions are not to be framed in such a way as to reflect adversely on a particular Elected Member or officer.***

DEPUTATION

Elected Members will conduct an informal session on the same day as the meeting of the Council in Conference Room 1, Joondalup Civic Centre, Boas Avenue, Joondalup, commencing at 5.00 pm where members of the public may present deputations by appointment only.

A time period of fifteen (15) minutes is set aside for each deputation, with five (5) minutes for Elected Members' questions. Deputations shall not exceed five (5) persons in number and only three (3) of those persons shall be at liberty to address the Elected Members and to respond to questions raised. Deputation sessions are, however, open to the public and other persons may attend as observers.

MOBILE TELEPHONES

PERSONS ATTENDING MEETINGS are reminded that the use of Mobile Telephones during meetings is not permitted.

PLEASE ENSURE that mobiles are switched off before entering the Council Chamber.

* ***Any queries on the agenda, please contact Council Support Services on 9400 4369.***

CITY OF JOONDALUP

Notice is hereby given that an Ordinary Meeting of Council will be held in the Council Chamber, Joondalup Civic Centre, Boas Avenue, Joondalup on **TUESDAY, 14 NOVEMBER 2000** commencing at **7.00 pm.**

LINDSAY DELAHAUNTY
Chief Executive Officer
8 November 2000

Joondalup
Western Australia

AGENDA

OPEN AND WELCOME

INVITED GUEST - Mr David Gaubert, Whitford Rotary Club

APOLOGIES AND LEAVE OF ABSENCE

Leave of Absence previously approved: - Cr A Patterson 6-17 November 2000
- Cr T Wight 13-17 November 2000

PUBLIC QUESTION TIME

The following question, submitted by Mr Ron De Gruchy, was taken on notice at the Meeting of Council held on 24 October, 2000:

Re: CJ290 - 10/00 - Tender 072-99/00 - Operational Management and Lease, City of Joondalup Leisure Centres:

Q1 What is the amount of depreciation not included in RANS' bid?

A1 Depreciation of the Leisure Centres is included in the rental that the City charges the centres. The depreciation component of the rent for Craigie Leisure Centre is $209,000 per annum.

The following questions were submitted by Mr V Cusack, Kingsley:

Q1 *Does the security service charge of $27 equate to the specific cost of providing the security service delivery?*

A1 Yes

Q2 *Is Council aware that it is currently not meeting the principles enshrined within the legislation for the provision of the security service charge?*

A2 The Council is meeting the principles enshrined in the Local Government Act 1995.

Q3 *Now that each Councillor has been fully briefed on the different legal opinions relating to the security charge as applied by the City of Joondalup (See minutes 10 October):*

(a) *Does Council intend to remove the legal uncertainty by funding the community initiatives such as graffiti control, mural arts, safety house and urban design programmes from general rates rather than part of the security service charge?*

A3(a) There is no legal uncertainty.

(b) *Does Council intend to consider funding the entire 'safer community programme' from general rates rather than under a security service charge?*

A3(b) The Council has given no indication that it wishes to pursue this method of funding.

DECLARATIONS OF FINANCIAL/NON FINANCIAL INTEREST

CONFIRMATION OF MINUTES

MINUTES OF COUNCIL MEETING, 24 OCTOBER 2000

RECOMMENDATION

That the Minutes of the Council Meeting held on 24 October 2000 be confirmed as a true and correct record.

ANNOUNCEMENTS BY THE MAYOR WITHOUT DISCUSSION

PETITIONS

1 PETITION OBJECTING TO UNSIGHTLY APPEARANCE AND CONDITION OF VACANT LAND – TOPANGA PASS, ILUKA – [59099]

A 10-signature petition has been received from residents objecting to the unsightly appearance and condition of 5 Topanga Pass, Iluka.

The residents raise concerns in relation to unclean fill which has been placed on this land and growth of weed and winter grass which will constitute a fire hazard in summer months.

This petition will be referred to Infrastructure Management/Operation Services for action.

2 PETITION OBJECTING TO THE CLOSURE OF THE PEDESTRIAN ACCESSWAY BETWEEN WARWICK ROAD AND BEGONIA STREET, DUNCRAIG – [43637]

A 48-signature petition has been received from residents of Duncraig objecting to the closure of the pedestrian accessway between Warwick Road and Begonia Street, Duncraig.

The petitioners state that closure of the accessway would cause inconvenience to a great number of residents that use the accessway at various times of the day.

This petition will be referred to Planning and Development for action.

3 PETITION OPPOSING DEVELOPMENT OF BEER GARDEN, CARINE GLADES TAVERN – [05518]

A 40-signature petition has been received from Duncraig residents expressing opposition to the development of a beer garden at the Carine Glades Tavern.

This petition will be referred to Planning and Development for action.

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REPORT OF THE CHIEF EXECUTIVE OFFICER

MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

DATE OF NEXT MEETING

CLOSURE

CJ299 - 11/00 RECORDS MANAGEMENT ASSOCIATION AUSTRALIA (RMAA) NATIONAL CONVENTION 2000, 3-6 DECEMBER 2000, SYDNEY - [99214]

WARD - All

CJ001107_BRF.DOC:ITEM 1

SUMMARY

In 1997, the City began the implementation process of an automated records document management process. To assist with the implementation, the services of a qualified Records Manager were engaged. As part of their on going professional development and the proposed move to further automate the document management system it is recommended that the Records Project Manager attend the Records Management Association Australia (RMAA) National Convention to be held in Sydney between 3 to 6 December 2000.

BACKGROUND

The convention is the 17th National Convention of the RMAA bringing together practitioners from the private and public sector to discuss issues of importance and increase knowledge and awareness of new technology. The City is preparing to implement a fully electronic document management system in 2001 after the passing of the amended Evidence Act. The convention presents an opportunity to interact with other records managers facing the same challenges.

DETAILS

The theme of the convention is “Bridging the Gap”. Three major gaps have been identified for Records Managers:

1. The gap between technology and records managers
2. The gap between management and records management
3. The gap between traditional records management and modern records management.

Sessions of particular interest to the City include ‘E-Commerce including digital signatures and record keeping requirements’, ‘Theory of Change Management’, ‘Implementing Best Practice record keeping’ and ‘Web content management’.

COMMENT/FUNDING

It is recommended that the Records Project Manager attend because of the high relevance of the subject matters and the relationship to current and future issues that are currently challenging the Council. The Records Project Manager attended the national conference of the Institute of Information Management (IIM) last year, and has been invited to present a paper at next year's conference due to be held here in Perth detailing the City of Joondalup's solution to document management.

Her attendance to this year's RMAA conference will enable the Records Project Manager to keep up to date with the changes in corporate record keeping practices at a national level. This will be particularly relevant with the proposed move by the City to implement a fully automated document management system. With the move to an electronic document management system, and with public bodies in the Eastern States progressing along that path, attendance at the Conference will allow the Records Project Manager to network with interstate Records Managers to compare and contest changed management techniques.

Attendance at this conference is considered cost effective as such training is not available readily in this state and as the sessions are generally of a technical nature it is considered that the attendance of an elected member not warranted.

Account No:	10 13 134 3302 0001
Budget Item:	Conference Expenses
Budget Amount:	$3000
Actual Costs:	$
Accommodation	$780.00
Air Fares	$670.34
Registration	$852.50
TOTAL	**$2302.84**

Sufficient funds exist within the Record Services budget.

RECOMMENDATION

That Council AUTHORISES the attendance of the Records Project Manager, Ms T Dent, at the Records Management Association Australia National Convention 2000 to be held in Sydney from 3-6 December 2000, at an estimated cost of $2303, such funds being allocated from Account Number 10 13 134 3302 001 – Conference Expenses.

CJ300 - 11/00 LEGISLATIVE REQUIREMENTS - PUBLIC QUESTION TIME - [01122] [08122] [02154]

WARD - All

CJ001107_GRN.DOC:ITEM 1

SUMMARY

A report has been requested to explain the legislative requirements relating to public question time at Council meetings. This report details that members of the public are entitled to ask questions at:

- Ordinary meetings of the Council;
- Special meetings of the Council; and
- Committee meetings where delegated authority is to be exercised.

Questions need not be answered where they do not:

- affect the local government;
- Relate to the purpose of the special meeting of the Council; and
- Relate to the function of the committee exercising the delegated authority.

This report also discusses the issue of closing to members of the public the briefing sessions held the week prior to the ordinary Council meeting.

It is recommended that all questions asked at Council meetings be in writing and that briefing sessions be closed to the public for a trial period, with it to be reviewed in March 2001.

The papers associated with the briefing sessions will be circulated to elected members only and will not be made available to members of the public.

BACKGROUND

There has been a request that a report be prepared detailing the legislative requirements relating to public question time at Council and committee meetings and briefing sessions. There have been some instances in the recent past where the Council, in accordance with clause 3.2 of the standing orders local law, has by resolution altered the order of business at the ordinary meeting of the Council. Clause 3.2 of the Standing Orders Local Law includes a second public question time prior to the close of a meeting of the Council. It has been suggested that the period of public question could be better structured.

There has been a further request to review the current status of allowing members of the public to attend the briefing sessions which are held the week prior to the ordinary meeting of the Council.

The Council at its meeting held on 23 May 2000 resolved to hold two ordinary meetings of Council per month, on the second and fourth Tuesdays, supported by two informal briefing sessions held on the Tuesday prior to the ordinary meeting of the Council. The resolution at that meeting also allowed for a period of public question time to be included in the briefing sessions. This decision set the Council meeting dates until April 2001.

DETAILS

The Local Government Act 1995, gazetted and implemented on 1 July 1996, made significant changes to the way local government undertakes its business. One of those changes required all local governments to include a period of 15 minutes question time at the commencement of:

- Ordinary meetings of the Council;
- Special meetings of the Council; and
- Committee meetings where delegated authority was to be exercised.

Where questions are asked by the public at either a special meeting of the Council or at a committee meeting where there is delegated authority being exercised, those members who constitute either the special Council meeting or the committee are not to answer any questions that do not relate to either the purpose of the special meeting or the function of the committee. The City of Joondalup does not have any committee that exercises delegated authority.

For those meetings where the legislation allows for members of the public to ask questions, there are some additional requirements that are to be followed:

- The minimum period of public question time is 15 minutes;
- Public question time must occur prior to any business/decisions of that meeting taking place;
- If all the questions have been asked, and the allotted period of 15 minutes has not elapsed, then the meeting may proceed to other matters before it;
- The person presiding at the meeting, or where a majority of the members present at the meeting disagree with the person presiding, shall determine the procedures relating to the asking and responding to questions asked by members of the public; and
- Each member of the public who wishes to ask a question at a meeting as detailed above is to be given a fair and equal opportunity to ask the question and receive a response.

There is no legislative requirement to allow members of the public to ask questions in an informal environment such as briefing/information sessions.

As a matter of comparisons, the following are a summary of how some local governments manage their public question time.

<u>City of Stirling</u>

The City of Stirling allows for questions to be asked verbally or in writing, questions are preferred in written form, so the question can be more clearly understood for an answer to be given.

Discussions with the City of Stirling eluded that it was not subject to many questions at Council, but would only allocate the 15 minute question time period. The time limit may be extended slightly depending on the circumstances. There is no second period of public question time.

City of Swan

The City of Swan has three sections of public question time:

- questions relating to reports on the agenda;
- questions in writing not relating to reports;
- verbal questions not relating to reports.

The City of Swan advised that where questions were of a complex nature and the member of the public requires an answer at the Council meeting (Wednesdays), it must be submitted by 5 pm the Friday before.

Members of the public are entitled to ask a question during each of the three sections, if they have more than one question, they are to wait until everyone has had an opportunity, and if time permits may ask further questions. This may vary on the circumstances, and if public question time is extended, it is generally done in five minute intervals.

There is no second period allocated for public question time at the end of the meeting.

City of Perth

The City of Perth allows a period of 15 minutes and requests all questions to be made in writing prior to the meeting. Discussions with the City of Perth could not recall using the entire allotted period for public questions.

There is no second period allocated for public question time at the end of the meeting.

City of Melville

The City of Melville allows a period of 15 minutes and requests all questions to be made in writing prior to the meeting. Discussions with the City of Melville could not recall using the entire allotted period for public questions.

There is no second period allocated for public question time at the end of the meeting.

The Council at its meeting held on 23 May 2000 set its meeting dates until April 2001, after considering various options of possible decision making processes. The ordinary meetings of the Council are held on the second and fourth Tuesday of the month, with the briefing sessions being held on the first and third Tuesday.

Of the larger metropolitan local governments who are operating briefing sessions, the Cities of Perth and Swan, those sessions are not open to the public.

Since briefing sessions were opened to the public, there has been a total of 62 members of the public attend these sessions, at an average of 3.4 per session.

COMMENT/FUNDING

In an effort to achieve a better structure to the period allocated for public question time, to ensure that the questions asked are clear and concise and are able to be answered, it is suggested for questions from members of the public who require an answer to those questions at the Council meeting, are requested to submit them in writing by close of business on the Friday prior to the Council meeting.

Where questions are asked after that deadline, there is no obligation for an answer to be provided, though where it is possible to provide an answer, one will be given.

With the requirement of public questions to be made in writing, this will make it easier for the question to be better understood and for a direct response to be provided. This will also minimise the number of statements being made during public question time.

The issue of briefing sessions being open to the public is one that is to be addressed by the Council. Elected members must be cognisant that in operating a business the size of the City of Joondalup, not all forums can be conducted in front of the public.

The closing of briefing sessions to members of the public would not be a contravention of the Local Government Act. The intent of the Act is that decisions of the Council are to be made in a public forum. Closed briefing sessions would not contravene the Act, as there are no decisions made. The sessions are used to ensure all elected members are adequately briefed on matters before the Council to ensure an informed decision is achieved and to discuss matters of a strategic nature. Closed briefing sessions will allow for a more conducive environment for elected members to seek further information without being publicly scrutinised.

It would be fair to say that the newly elected Council has matured and is more familiar with operating the business of the City of Joondalup.

Call for Support of one-third of members of the Council

The Local Government Act 1995, under regulations prescribed to deal with Section 5.25 (e), lays down the following procedure for dealing with revoking or changing decisions made at Council or Committee meetings:

> *If a decision has been made at a Council meeting, then any motion to revoke or change the decision must be supported by at least one-third of the number of officers (whether vacant or not) of members of the Council.*
>
> *If supported by one-third of the members, then any decision to revoke a resolution of the Council if required to be passed by an Absolute Majority.*

Prior to giving consideration to the following recommendation, elected members are required to give the **support of one-third of their members**, and such support is to be recorded in the minutes of this meeting.

RECOMMENDATION

That Council:

1 REQUIRES all questions asked by members of the public to be made in writing;

2 BY AN ABSOLUTE MAJORITY revokes its decision made on 23 May 2000 being:

"that a period of public question time be included in briefing sessions."

3 EXCLUDES members of the public from its informal briefing sessions that are held the week prior to an ordinary meeting of Council;

4 REQUESTS a further report to be presented to the March 2001 meeting of the Council evaluating the trial period of written questions, and closed briefing sessions.

CJ301 - 11/00 URGENT BUSINESS - COUNCIL RECESS - [02154]

WARD - All

CJ001107_BRF.DOC:ITEM 2

SUMMARY

With the exception of January 1998, the Council of the former City of Wanneroo had in the past recessed during the month of January and established a committee to deal with matters of urgent business during that recess.

The City of Joondalup at its meeting held on 23 May 2000 established its meeting cycle up to April 2001. This agreed meeting cycle did not include any meetings for the month of January 2001.

With the introduction of the Local Government Act 1995, greater flexibility allows for the delegation of powers and duties to a committee. It is agreed that the number of items that require a decision of the Council in January is far less than during the normal calendar year. January recess is also opportune for elected members to have a break from their demanding meeting schedule. It is therefore recommended that if a decision is required of the Council during January 2001, the Chief Executive Officer convene a Special Meeting.

BACKGROUND

In previous years, with the exception of January 1998, the Council of the former City of Wanneroo did not meet during the month of January. At the meeting of Council held on 23 May 2000, the meeting cycle for the next twelve months was established. This meeting cycle did not reflect a meeting of the Council during the month of January 2001.

DETAILS

It is acknowledged that during the January recess (being the period from the last Council meeting scheduled for 19 December 2000 to the first meeting of the New Year, being Tuesday, 13 February 2001), the number of items of business required to be dealt with by the Council are fewer than during the course of a calendar year. However, in the event of a decision being required during the recess, it is necessary to determine how that decision will be made.

With the introduction of the Local Government Act 1995, more flexibility is allowed when delegating power to a committee or an officer, in comparison to the rigid provisions of the Local Government Act 1960.

There is a number of options available:

Option 1

To establish a committee comprising of Council members only and delegate the appropriate power to it. The Act allows for various types of committees to be established, however, the type of committee determines the type of power that is able to be delegated.

Section 5.17 states that a committee comprising of council members only can have any of the Council's powers or duties delegated to it under the Act, except:

- any power or duty that requires a decision of an absolute majority or a 75% majority of the local government; and
- any other power that is prescribed.

Any committee of the Council that has been delegated any power or duty should have its meetings open to the public and be advertised locally, and include public question time as required by the Local Government Act 1995.

Option 2

To establish a committee comprising of Council members and employees and delegate the appropriate power to it. The Act allows for a committee comprising of Council members and employees to be delegated the following powers and duties (the same as delegating direct to the CEO):

A local government cannot delegate to a CEO any of the following powers or duties -

- any power or duty that requires a decision of an absolute majority or a 75% majority of the local government;
- accepting a tender which exceeds an amount determined by the local government for the purpose of this paragraph;
- appointing an auditor;
- acquiring or disposing of any property valued at an amount exceeding an amount determined by the local government for the purpose of this paragraph;
- any of the local government's powers under section 5.98, 5.99 or 5.100;
- borrowing money on behalf of the local government;
- hearing or determining an objection of a kind referred to in section 9.5;
- any power or duty that requires the approval of the Minister or the Governor; or
- such other powers or duties as may be prescribed.

Option 3

To convene a special meeting of the Council to deal with matters of urgent business. The Act allows for a special meeting of the Council to be called and convened where necessary. The Act does not require the CEO to give notice within a certain time frame when calling a special meeting of the Council, however it does require for it to be advertised, where practicable.

COMMENT

The Local Government Act 1995 allows greater flexibility when delegating powers and duties. As there will be times during the January recess that will require a decision of the Council, direction is required on how that decision is arrived at.

Section 6.8 (1)(c) allows for the Mayor (Chairman) to authorise in advance the expenditure from the Municipal fund where no budget allocation exists, in the case of an emergency.

It would be simpler to allow the City of Joondalup to continue to operate on a day to day basis, but if necessary have the Chief Executive Officer convene a special meeting of the Council where required to obtain a decision. This would allow for notice of the meeting to be served on all elected members. This offers greater flexibility than delegating the powers and duties to a committee and involves all elected members in the decision making process, as it has been practised throughout the year.

RECOMMENDATION

That Council REQUESTS that the Chief Executive Officer convene a Special Meeting of the Council when required to deal with matters of urgent business over the January 2001 recess.

v reports 2000 january recess

CJ302 - 11/00 MINUTES OF THE ENVIRONMENTAL ADVISORY COMMITTEE MEETING – 18 OCTOBER 2000 - [00906]

WARD - All

CJ001107_BRF.DOC:ITEM 3

SUMMARY

A meeting of the Environmental Advisory Committee was held on 18 October 2000 and the minutes of the meeting are submitted for noting by Council and endorsement of motions.

BACKGROUND

The Environmental Advisory Committee meeting held on 18 October 2000 achieved a quorum and considered business items arising from the previous meeting held on 20 September 2000.

Discussions centered around an update of a report on Liquefied Petroleum Gas (LPG) vehicles, presentations to the committee by Community Representative nominees to the committee, and a review of three documents issued by the Minister for the Environment, regarding the protection of wetlands.

DETAILS

The minutes of the Environmental Advisory Committee held on 18 October 2000 are included as Attachment A.

The following motions were put and carried:

That the community representative nominees comprising Dr R Frank, Mr S Hawkins, Mr C Merry, Mrs J Richards, Mrs C Wood and Mr J Prefumo be recommended to Council to be formally appointed to the Environmental Advisory Committee in the role of Community Representatives.

That Mr D Cluning be recommended to Council to be appointed as an officer to the Environmental Advisory Committee.

COMMENT

Following the presentations given by the community representative nominees, it is considered that all except two community representative nominees should be appointed to the Environmental Advisory Committee. The most suitable community representation can be achieved by the appointment of Dr R Frank, Mr S Hawkins, Mr C Merry and Mrs J Richards.

The nominees proposed to be appointed to the committee demonstrated a wide range of environmental knowledge and experience, academic qualifications, experience in community groups and also demonstrated an ability to consider a broad range of issues.

The Operations Manager Mr Dennis Cluning will also attend the Environmental Advisory Committee for staff input on matters that relate to conservation and operational issues. Previously Mr Cluning was a member of the Conservation Advisory Committee which is proposed to be a sub-committee of the Environmental Advisory Committee. A report on this matter is being prepared.

RECOMMENDATION

That Council:

1 NOTES the unconfirmed minutes of the Environmental Advisory Committee meeting held on 18 October 2000 forming Attachment A to Report CJ302-11/00;

2 APPOINTS BY AN ABSOLUTE MAJORITY Dr R Frank, Mr S Hawkins, Mr C Merry and Mrs J Richards as community representatives;

3 APPROVES

(a) the necessary modifications to the Environmental Advisory Committee membership and meeting quorum;

(b) the Administration to advise community representative nominees of the decision of Council in relation to their nomination for the Environmental Advisory Committee.

Appendix 1 refers

To access this attachment on electronic document, click here: Attach1brf071100.pdf

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JG

CJ303 - 11/00 COMMUNITY FACILITY AT CONNOLLY - [25066]

WARD - Marina

CJ001107_BRF.DOC:ITEM 4

SUMMARY

During public question time at the Council Meeting of the 26 September 2000, the Connolly Residents Association raised a number of matters which were taken on notice, concerning its submission for a facility at Connolly and matching funding. The Council, at its meeting in February 1999, resolved not to provide matching funding for a facility at Connolly, however the Association has continued to pursue this matter (Item CJ44-02/99 refers). Since February 1999, two other reports have been considered by Council reaffirming the issue that matching funding or the development of a facility at Connolly is not supported as no substantiated need had been identified (Items CJ062-30/00 and CJ184-07/00 refer). The discussion at the meeting of 25 July 2000 was that the matter be deferred pending further consideration by elected members (CJ184-07/00 refers).

In September 2000, the Association provided a list of groups that had expressed interest in using a facility at Connolly (Attachment 1 refers). No supporting information about the actual group-requirements, such as frequency of use or type of accommodation required was provided to the City to enable an assessment to be made on requirements.

At a meeting with the Association on 14 September 2000 to discuss the need for further information, the City offered to contact the groups, however the Association declined this support, as they wanted to survey the groups independently. To assist, the City delivered to the Association sufficient copies of the Needs Assessment questionnaire (and a disk copy) for each group to complete (Attachment 2 refers). The Association initially advised that they would provide details to the City when the information was collected. Connolly Residents Association President David Davies subsequently advised that they were of the opinion the Council should vote on the matter and not conduct a needs analysis.

At a Council briefing meeting on 3 October 2000 the Administration was directed to undertake the needs survey for a facility using the list of interested groups provided by Connolly Residents Association.

This report provides a brief history and context of the project and State Government Grant associated with the Connolly facility, the continual assistance provided by the City, and the results to date from the needs survey.

The results of the survey indicate that there is insufficient need identified for a facility and, with the proximity to other facilities, it is recommended that match funding is not provided.

BACKGROUND

A grant of $200,000 was made direct to the Connolly Residents Association in 1996 as part of a State Government election promise to compensate the residents for restricted access to the golf course, which was sold in the early 1990's. These funds are held by the original landowner, LandCorp, who is responsible for the grant acquittal. Council has never had a direct involvement with the acquisition or conditions of this State Grant.

The Association has continually sought matching funding from the City to support the establishment of a facility at Connolly. In 1997, the former City of Wanneroo endorsed a process to assess the need for a facility at Connolly and in 1998 the Association undertook a Needs Assessment. The City assisted with the design and analysis of the survey in which there were 30 individual household responses received out of approximately 1,200 questionnaires distributed.

A report to Council in February 1999 recommended that no matching funding be provided to the Residents Association as there was no significant need identified for a facility and Connolly is a short distance from a range of existing community services and facilities. It was further agreed to work with the Connolly Residents Association, and other relevant parties, to identify appropriate uses for the expenditure of the State Government grant (Item CJ44-02/99 refers).

The City agreed to assist the Association by preparing concept design and brief for a facility with the aim of keeping within the State Government grant of $200,000. The Association proposed a design costing $450,000 which would not fit on the Community Purpose Site at Connolly. A smaller design, to keep within the grant funding arrangement, was proposed by the City however the Association rejected this concept.

An appropriate design for a facility can only be determined and prepared when all requirements have been identified and substantiated. The Association was asked to provide contact details to the City of craft groups and other groups that were proposed for the facility to determine needs; however no details were provided. In July 2000, the Association called for groups interested in making use of a hall and on 1 September 2000 provided a copy of their Needs Survey listing 19 groups (Attachment 1 refers). No supporting information about the actual group-requirements in terms of frequency of use, type of accommodation required or any specific needs was provided to the City.

Endeavours by the City to establish a bona fide need for the construction of a facility have been lengthy due to time taken in obtaining information from the Association. A Needs Survey was undertaken by the Administration in October 2000 of the interested groups provided by the Association, and the results are discussed in this report.

DETAILS

Only 18 of the organisations listed could be contacted to distribute the needs survey questionnaire.

At the time of completing this report six organisations had responded to the questionnaire as follows:

Organisation	Group Size	Size & Requirements	Comments
Connolly Primary School	• Class size • Audience (250)	• Class • Stage	• Dance lesson – 8 weeks for two hours. • Needs basis – vary. Currently use school facilities
Fairway Circle Retirement Village	• 50	For bowls, dancing, bingo	• Small hall onsite is inadequate
Joondalup City Church	• 200 • 50	• Stage • Youth meeting	Seating floor space up to 300 persons. Currently use ECU Sports Centre.
Lawnmowing/Gardeners of Connolly	• 6	• Meeting room	• Use participants homes
Playgroup Association of WA	• 23 children, 15 parents	• Meeting room	• Currently use parks. Location not essentially in Connolly. Group mainly from Currambine, Iluka and Joondalup
Nursing Mothers Group	• 20 children, 10 adults		• Currently use private homes. Members reside in Joondalup, Kinross, Heathridge, Kallaroo, Ocean Reef, Woodvale and Kingsley.

Both Connolly Primary School and City of Joondalup Church use existing facilities and both had a requirement for a stage and seating capacity of approximately 250 persons. The Community Purpose site at Connolly would not be able to cater for such a need. In addition, a Performing Arts Centre is planned for development over the next six years that will contain two performance stages that would suit the needs of the two organisations.

When the organisations were initially contacted by the Administration, various comments were noted and some correspondence is provided which clearly indicates the community groups were contacted initially by the Connolly Residents Association to gain their support (Attachment 3 refers). Quite a number (10) of the groups stated they were not concerned about the physical location of the facility, provided they had access to one.

The following table is a summary of the information obtained from the telephone conversations held with each organisation.

Organisation	Location in Connolly Essential	Location in Connolly Not Essential	Comments
Connolly Residents Association	✔		No comment to date.
1st Joondalup Scouts		✔	Participated in Currambine Needs Assessment.
Connolly Retirement Village (Fairway Circle)	✔		Want a large facility in Connolly.
Connolly P&C Association	✔		Currently meet at the school and would prefer an alternative venue.
Connolly Primary School	✔		Require a venue with a stage for concerts, etc.
Northside Calisthenics		✔	Based in Quinns Rock

Organisation	Location in Connolly Essential	Location in Connolly Not Essential	Comments
Rainbow Toy Library	✔		Require a large storage space. Currently operate from Edgewater
Joondalup Lions		✔	Do not require a facility. Did not complete the survey.
City of Joondalup Church		✔	Require a stage and seating capacity for up to 300 persons.
Woodturners Association		✔	No comment provided. Participated in Currambine Needs Assessment.
Joondalup Guides		✔	Is a regional group.
Australian Jordanian Friendship Association		✔	Would prefer a facility at Currambine due to transport access.
Nursing Mothers Group		✔	Location not important. Participants from Karrinyup to Quinns Rock.
Playgroups WA		✔	Specified a need definitely for Currambine, Clarkson and Iluka. Supporting letter written to Mr Davies and Chris Baker MLA.
Lawn Keeper/Gardeners of Connolly Association		✔	No preference for Connolly.
Northern Suburbs Karate		✔	Group satisfied with venue at Craigie High School. Would use another facility if cheaper
Mary Henry Yoga		✔	Was not concerned if a new facility was built.
Safer WA	✔		No comment to date.
Total	6	12	

As identified 66% (12) of the organisations contacted stipulated a facility did not have to be located in Connolly. The majority of these groups currently meet in alternate facilities. Eleven percent of the contacted organisations did not provide a comment.

Some of the organisations were not concerned if an additional facility was built or not in Connolly. The needs for some of the groups will also be met with the development of Currambine Community Centre.

Attached is an up-to-date report indicating the usage of facilities in a 5km radius to Connolly (Attachment 4 refers). As shown in these figures there are under utilised facilities that could be used by some of the community groups expressing an in interest in a facility.

The Administration will make further contact with the various organisations to determine whether their needs can be met by using existing facilities.

CJ304 - 11/00 CITY OF JOONDALUP CRIME & COMMUNITY SAFETY STUDY - PROPOSED STRATEGIES FOLLOWING AN EVALUATION OF THE STUDY - [39908]

WARD - All

CJ001107_BRF.DOC:ITEM 5

SUMMARY

In 1999, a Crime and Community Safety Study was commissioned to conduct a security audit of the City. The final report was received by the City in January 2000 and a report was presented to the Council on 28 March 2000, outlining an evaluation process to address priorities and to suggest strategies from the consultants' study.

This report provides information on the Study following an evaluation process and lists the proposed strategies and programs for the 2000/01 City of Joondalup Safer Community Program.

BACKGROUND

On 28 March 2000, a report was presented to the Council on the Crime & Community Safety Study which provided an overview of the consultants' study (Item CJ065-03/00 refers). From that report the following resolution was adopted:

"1. NOTES the Study from the Matrix Consulting Group and Behavioural Science Investigative Consultancy on the City of Joondalup Crime and Community Safety Study;

2. PROVIDES a copy of the Study to the Joondalup District Police Office and the Safer WA Joondalup Committee for evaluation and feedback, places copies in the City's Libraries and makes copies of the Executive Summary available to members of the public when requested;

3. DETERMINES opportunities for joint development of strategies with the City of Wanneroo;

4. REQUESTS that the Western Australian Municipal Association develops an industry position with the State Government defining Local Government's role in community security and safety;

5. SEEKS a further report on the Study's proposed strategies, benefits and implementation implications following an evaluation of the Study."

The report was distributed in accordance with the Council resolution and copies were also made available to the City's Executive Management Team and key officers who developed part of the initiatives and programs of the City of Joondalup Safer Community Program.

DETAILS

Following the distribution of the Study to the various organisations and locations, and after allowing time for assessment, no comments or feedback have been received from external agencies to report to Council.

The Study confirms the direction of the City's Safer Community Program and provide guidance for the on-going development of the Safer Community Program.

In the Executive Summary of the Study, the consultants provided 24 highlights which range in the provision of specific statistical information collated to an analysis of community survey data. Some key points that the Study highlights are:

- There is substantial variation in rates and types of crime across the City;
- The most frequently occurring crimes across the City are property offences such as stealing, burglary, damage and motor vehicle theft;
- The place of offences varies considerably by the nature of the offence;
- A key factor with offending behaviour by youth in the City is that it tends to be localised;
- There is an apparent level of fear of crime among residents that is far greater than the actual levels of reported crime in the City;
- Residents were most concerned about home invasions, home burglary and alcohol/drug related offences and when out and about in public places residents reported being most fearful of assault or robbery and intimidation by groups of young people;
- Residents suggested a range of strategies to address crime and community safety problems with the majority requesting more Police patrols. Other strategies included a range of specific crime related programs similar to those currently being carried out in the City's Safer Community Program;
- The City of Joondalup plays a significant role in reducing crime and improving community safety;
- Partnerships that have been developed by the City with organisations such as the Police and Safer WA are considered to be effective and there is greater scope to become involved;
- The crime and community safety problems in the City involve young people in a variety of crime related matters and anti-social behaviour.

The study identified five (5) priority areas a number of strategies for consideration, by the Council to do either on its own or in partnership with others. These priority areas have now been considered and assessed by Officers of the City. A total of 94 strategies have been suggested by the consultants for consideration and these will continue to be evaluated by Council officers throughout all Directorates and will be incorporated as part of the considerations for the Strategic Planning review process.

These priorities identified in the Study for action were supported within the City's major directions in the Safer Community Program, being:

- Partnership;
- Urban Design;
- City Watch;
- Graffiti Control.

In addition, five (5) Priorities for Action were outlined for consideration. Those being:

1. Ensuring safer public places for the whole community.

    - The desired outcome is to create more supportive, inclusive and friendly environments for children, young people, families and residents by designing more liveable neighbourhoods and suburbs and supporting and developing early intervention and prevention.

    In addressing this particular issue the Council will be identifying various locations throughout the City as part of the Urban Design component of the Safer Community Program that require improvements for better utilisation and safe access of public property and public facilities. Urban Design provides for improved lighting and landscaping design and public accessways and infrastructure safety.

2. Targeting resources at the most common offences, trouble spots, those persons most likely to offend and those at risk to extract maximum value from available resources and existing approaches.

    - The desired outcome is to ensure an increased visible deterrence, a faster response to residents' concerns, and other initiatives to reduce opportunities for crime and increase the risk and difficulty of offending.

    The City of Joondalup has recognised improvements are needed for the current security patrol service, known as City Watch. In the 2000/01 financial year the Council will be making significant changes to the existing service and staffing operational model which will increase the visibility of the City Watch Officers, through a new dedicated "zone" operation, and improve overall customer service for the community.

3. Reducing fear of crime.

    - The outcome is to ensure a more informed and aware community with a realistic understanding of crime and community safety issues.

In recognising this particular issue the City's Community Connection Project provides a number of education programs and strategies throughout the 2000/01 financial year which also involves community groups and other organisations on security and safety issues. In addition a provision for specific youth and seniors education and participation programs will be provided along with educational plays for young students at many schools.

4. Tackling the causes of crime and community safety problems by developing preventative strategies to address key causal risk factors.

   - Preventive strategies focusing on risk factors associated with participation in offending behaviour have rarely been implemented with the necessary commitment, resources and timeframe. Preventive work requires considerable commitment to the fostering of partnerships with community and government agencies to achieve specific results. Many of these agencies are not often directly included in crime prevention initiatives.

   The Council recognises the importance of participating with the various agencies that share a common goal in the prevention of crime. Part of this is reflected in such programs in the 2000/01 financial year as the Cities Elder Protection Network, Stop Burglary Campaign and Protective Behaviour Workshops.

5. Managing, co-ordinating and achieving partnerships within and outside Council to ensure all stakeholders are working together to achieve common goals.

   - The outcome to be achieved is to develop local partnerships focussed on agreed outcomes.

   The City of Joondalup recognises the importance of working together in partnership with our volunteers, volunteer organisations, agencies and government departments. In the 2000/01 financial year the City will continue to work closely and support organisations such as Neighbourhood Watch, the Safer WA District Committee, WA Police Service, and Local Government aimed directly at crime prevention strategies.

COMMENT/FUNDING

Discussions were held with the City of Wanneroo to determine any opportunities for the joint development of strategies between the two local authorities. Preliminary discussions have revealed that there is no opportunity to provide any joint programs at this point in time as the City of Wanneroo are currently in the process of developing their own Safer Citizens Program. The City's Strategic Coordinator Community Security & Safety will continue to liaise with the City of Wanneroo and other local authorities through the External Local Government Working Group on Community Security & Safety.

As part of the community consultation process with the Study residents suggested a range of strategies to address crime and community safety problems. The majority requested more police patrols. Other strategies included problem-oriented policing (i.e. targeting a specific crime such as house burglary) and more preventive/proactive programmes to deal with issues such as truancy, poor parenting practices, activities targeting 'at-risk' youth, and reducing neighbourhood disturbance problems.

Activities Council could undertake included: the provision of services to youth and working with organisations to encourage employment opportunities, employment training and education, and the provision of security services such as patrols and static guards at public facilities.

There were also suggestions for utilising environmental design strategies for area beautification and crime prevention. This included better and additional lighting in streets, parks and other public areas frequented by residents at night, more streetscaping (e.g. planting of turf, trees and shrubs along street curtilages), the painting of public buildings and the elimination of walkways

In view of the suggestions made by the community and the recommendations made by the consultant's, the Safer Community Program will continue along the same holistic approach that provides a comprehensive and integrated package of strategies within the four (4) key components of the program. These being:

City Watch - The program continues to primarily involve the mobile security patrols and surveillance and security awareness initiatives.

This service has now been operating since 8 December 1997, initially on a pilot basis and has proved to be a vital component of the Safer Community Program.

At the beginning of the 1999/00 financial year the Council provided a number of Security Rangers to patrol throughout the City with a focus on "hot spots" as well a number of zone patrolling methods. Many positive acknowledgments have been received from members of the community who have had reason to use the service and at times the demand and expectations from the community has been high in terms of service delivery.

- Research and feedback has shown that the community has high expectations for a security operation in the City that provides maximum visibility and a fast responsive service. Additional resources have been employed to meet service demands and a new operational model is soon to be put in place for the balance of the 2000/01 financial year.

Partnerships – Education will continue through schools, community participation, specific community development projects and initiatives and providing funding to organisations such as Neighbourhood Watch, Constable Care, Safety House and providing support for the Safer WA Joondalup Committee.

Graffiti Control - This involves the service of reporting and removing graffiti from private and public property and education programs.

Urban Design - Improvements to street lighting, public accessways, landscaping, building design and infrastructure safety.

Safer WA Community Security Program 2000/2001 Funding Round

The City of Joondalup submitted ten applications for funding to the Department of Local Government for a variety of initiatives and projects and the following were approved for funding:

- A Junior Ranger Program, focusing on primary aged students and encouraging them to become positively involved in the safety and security of themselves, their school and their local community;

- Stop Burglary Program, to co-host an Anniversary Breakfast and information session to acknowledge the success of the program and encourage further involvement;

- Elder Protection, to develop an innovative social marketing campaign to increase active membership and community participation in the City's Elder Protection Network;

- Protective Behaviours, to implement the second phase of this existing project by providing 14 intergenerational protective behaviours workshops.

These initiatives, which form a major part of the "Partnerships" area of the Safer Community Program, have been developed from information provided in the Crime & Security Safety Study and assessed and submitted by Council Officers. This process of the information assessed by the Council officers will continue as an on-going development process for the program.

The consultants' report that the City currently plays a significant role in reducing crime and improving community safety. It has been active and should continue to be active in working with the police, local residents and government departments through groups such as Safer WA.

The majority of Council's activities can be considered to be opportunity-reduction strategies. That is they are designed to prevent crime by making it more difficult, risky and less rewarding. Strategies include mobile security patrols, Neighbourhood Watch, graffiti control and environmental design.

These are attractive and useful strategies because if they are effective at reducing crime they produce relatively quick results and are highly visible. For example, the Hillarys Youth Program Enquiry (HYPE) provides a successful program which is addressing anti-social and potential crime. However, the issues of reducing the supply of offenders or those at-risk of offending, by addressing factors that affect participation in crime and anti-social behaviour, need greater attention in the City.

By contrast these strategies do not generally produce immediate results and are less visible. They require resources to be committed over a longer period of time. They also require the involvement of many sections of the Council working together towards a common and agreed outcome and that the City works with established government and community agencies. There is greater scope for the Council to support and participate in such preventative initiatives.

The City's Officers will continue to investigate and evaluate initiatives and programs for the benefit of all in the community, to reduce crime and eliminate the fear and perception of crime, to help make the City of Joondalup a more safer and secure place to both live and work.

RECOMMENDATION

That Council:

1 NOTES the evaluation and information of the Crime & Community Safety Study as outlined in Report CJ304-11/00;

2 CONSIDERS and further addresses the following strategies outlined in the Study as part of the current Strategic Plan review process:

- **Continue to work in partnership with the Police and all key Government and community agencies;**
- **Ensuring safe public places for the whole community;**
- **Targeting specific problem locations (trouble & hot spots);**
- **Develop education programs that target crime, security & safety issues in general (e.g. safety at home and shopping centres and in public places);**
- **Supporting or funding cultural programs for youth "at risk";**
- **Ensuring a high level of community awareness and involvement in crime and safety initiatives and programs;**
- **Develop a "whole of Council" approach that ensures crime and community safety is considered in all Council activities.**

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CJ305 - 11/00 SAFER COMMUNITY PROGRAM 1999/00 END OF YEAR REPORT - [41157]

WARD - All

CJ001107_BRF.DOC:ITEM 6

SUMMARY

The purpose of this report is to provide the end of year statement to the Council on the initiatives undertaken and achievements made under the City's Safer Community Program for the financial year 1999/00.

Throughout the financial year the City of Joondalup was awarded a Best Practice Innovation Award for its Community Security & Safety Program.

The Local Government Innovation Award developed by the Western Australian Municipal Association recognises local authorities which can demonstrate Best Practice in:

- planned improvement initiatives;
- step change or dramatic improvement;
- the process used to identify and deploy an innovative solution and measurability of improvement.

The Community Security and Safety Study was completed and refers to the collection and analysis of information required to determine the nature and extent of crime in the community, the residents' perceptions of crime, how they are affected by it and information about the environment of the community.

The overall results of the past financial year have demonstrated the amount of work that has been committed towards making the City a more safer and secure environment through a variety of initiatives and programs (Attachment 1 refers).

BACKGROUND

In July 1999, the City launched the Safer Community Program which encompasses a range of initiatives, part of which includes mobile security patrols (City Watch). The program was funded by an additional charge of $27.00 per rateable property to the normal rates in the 1999/2000 budget.

The Safer Community Program is divided into four major programs. These programs include:

- Partnerships: The Partnerships program involves educational sessions through schools, communities participating in specific community development projects and initiatives, and the provision of funds to organisations such as Neighbourhood Watch, Constable Care, Safety House and providing support for the Safer WA Joondalup Committee;

CJ309 - 11/00 SCHEDULE OF FEES AND CHARGES - BIBLIOGRAPHIC FEES - [09330]

WARD - All

CJ001107_BRF.DOC:ITEM 10

SUMMARY

The statewide Interlibrary Loans System enables access to materials not in stock at the requesting library. Requests for those items which cannot be directly provided may be satisfied with a photocopy for which the Library and Information Service of Western Australia (LISWA) charges a fee. This fee is subsequently passed on to the library client. This report outlines changes to the LISWA charging structure and recommends Council's Schedule of Fees and Charges be amended to ensure the full cost is recouped from Council library clients.

BACKGROUND

The provision of public library services in Western Australia is undertaken on a joint basis by State and Local Government. The State Government is responsible for the provision of the majority of library stock. Local Government has responsibility for the provision of library buildings, equipment and staff. This partnership is governed by a formal Agreement which commits both parties to the ongoing delivery of a free statewide core library and information service, including a reciprocal interlibrary lending scheme.

The primary method of satisfying a request for materials not in library stock is through the loan of a copy of the item from another library. A small percentage of client requested information cannot be obtained from within the Statewide circulating public library stock. The Library and Information Service of Western Australia (LISWA) endeavours to obtain this information from external sources. On occasion, the item containing the information required by the client is not able to be sent directly to the client. This can be as a result of the value of the item to the owning institution, the fragility of the item, or other reasons. In such cases it may be possible to obtain photocopies of the relevant information for the requesting client. Such copies then become the property of that client. To cover the costs of the photocopying service a charge has always been applied by LISWA to the local government authority, this charge is then passed on to the client.

DETAILS

Following the implementation of the Goods and Services Tax, LISWA has recalculated the fees for the provision of the photocopy service. Public libraries have been advised of the revised schedule of charges. As this is a service additional to the free core public library service, it is recommended that the City follow such changes in order to ensure the full cost of this service is passed on to the individual clients that receive the benefit. It should be noted that the level of demand for this service is very low. In 1999/2000, only two clients used this service involving a total monetary value of $30.00. Occasionally a researcher will use the

service regularly at which time there will be a significant increase in this amount. Although demand is low this service is important to the client needing the specific information.

The City's current schedule of charges are aligned to the previous LISWA structure as follows:

		GST	TOTAL
1 to 30 Pages	$4.00	10%	$4.40
31 or More Pages	$8.00	10%	$8.80

LISWA recently amended its schedule of charges as follows:

		GST	TOTAL
1 to 30 Pages	$6.00	60¢	$6.60
Up to and including each subsequent 10 pages	$3.00	30¢	$3.30

The LISWA charging structure has the ability to limit the costs and be more closely tied to the actual outputs. Should Council retain its current schedule of charges, a client receiving 200 pages would only pay $13.20, whereas the City would be required to pay LISWA $62.70, thereby creating a relatively high liability to Council. In response to a City of Joondalup email requesting information, twenty other local government authorities advised the LISWA increase is being passed onto their clients.

It is recommended that Council amend the Schedule of Charges to reflect the LISWA Schedule of Charges.

RECOMMENDATION

That Council:

1 AUTHORISES BY AN ABSOLUTE MAJORITY, pursuant to the provisions of Section 6.16 of the Local Government Act 1995, the following amended charges:

Bibliographic Fees

	GST	TOTAL
$6.00 for up to and including the first 30 pages	**60¢**	**$6.60**
$3.00 for up to and including each subsequent 10 pages	**30¢**	**$3.30**

2 in accordance with Section 6.19 of the Local Government Act 1995, GIVES local public notice of the proposed charges;

3 INTRODUCES the Schedule of Charges for Bibliographic Fees effective 1 January 2001.

CJ310 - 11/00 TRAFFIC TREATMENTS - PACIFIC WAY, BELDON - [02432]

WARD - Pinnaroo

CJ001107_BRF.DOC:ITEM 11

SUMMARY

A 30-signature petition has been received from Beldon residents seeking the installation of traffic calming devices to control traffic speed on Pacific Way, Beldon.

Evaluation of the traffic situation indicates that additional traffic treatment of this road would complement the recent treatments of similar roads such as Gradient Way and Craigie Drive. The upgrading of the existing red asphalt median to include landscaping and raised intersection islands is recommended for funding from surplus funds available from the Local Area Traffic Precinct works.

BACKGROUND

In June 2000, Council received a 30-signature petition "Make Pacific Way Safer" from Beldon residents seeking the installation of traffic calming devices to control traffic speed on Pacific Way, Beldon.

Essentially the petitioners are requesting that consideration be given to the installation of speed humps, chicanes or additional roundabouts if appropriate to reduce the likelihood of vehicle accidents (crashes) involving young children and other motor vehicles.

Nearby roads including Craigie Drive and Gradient Way have recently been extensively traffic treated. Treatment of these roads was initiated following an area traffic study that involved a high level of community consultation in 1997.

DETAILS

Pacific Way is a 10 metre wide local collector road in Beldon. Its main function is to act as a local distributor road for traffic from the local road network including Gradient Way.

The roadway adjacent to Beldon Primary School is subject to a 40km/h School Speed Zone during morning and afternoon peak periods. The school frontage also has on street parking, a controlled pedestrian crossing and raised pedestrian islands to enhance the low speed environment.

A survey of traffic flow on Pacific Way in July/August 2000 indicates that the current traffic volume on average is 1500 vehicles per day (VPD) with higher a volume recorded near Ocean Reef Road of 2100 VPD. This volume is in keeping with the intended function of this road.

The traffic volumes on the side roads are 830 VPD on Ensign Way, 610 VPD on Monument Drive and 700 VPD on Tasman Road.

The recorded 85th percentile speed of vehicles midway along Pacific Way is 55km/h during peak flow periods. Incidences of excessive speed were recorded during the survey, however the data indicates that they are more likely to occur during non-peak time when vehicle volumes are lowest. Typically these occur between 10pm and 5am. The recorded speed data suggests however that the majority of motorists travel well within a range (plus or minus 10km/h) of the 60km/h speed limit.

A previous traffic survey carried out by the City in 1996 on Pacific Way shows comparatively similar results for both traffic volume and speed which indicates traffic flow patterns are well established in the area.

Over the three-year period to December 1999 there have been 8 recorded vehicle crashes on Pacific Way. Two crashes were actually recorded along Pacific Way with the remaining being recorded at the intersections with Ocean Reef Road (3) and Gradient Way (3). The most severe of the two crashes which the driver(s) or occupant(s) required medical attention was a rear end crash which occurred 450m south of Ocean Reef Road.

In anticipation of the future traffic management strategy, Pacific Way has an existing flush red asphalt central median. This was completed when Pacific Way was resurfaced as part of the road rehabilitation and resurfacing Programme.

The proposed upgrading of Pacific Way will feature a flush red asphalt central median (existing) with intermittent landscaping. Raised traffic islands are provided at junctions to regulate vehicle-turning movements and at high pedestrian crossing points to improve safety at these locations. The central landscaping allows existing residential access to be maintained while creating a Boulevard effect and improving the visual amenity for a given length of road.

The reduced carriageway width in combination with the change in the road environment through central landscaping effectively reduces overall vehicle speeds. The restricted intersection widths may also lesson the likelihood of some antisocial driver behaviour such as ‘burnouts’.

A plan showing the extent of the proposed treatment is shown as Attachment 1.

COMMENT/FUNDING

Whilst the installation of physical traffic control devices is an option, the short length of Pacific Way and lower traffic volumes does not warrant major treatments at this stage. A more passive approach to traffic treatment on this 10m wide, local collector road to achieve an overall reduction of vehicle speed is considered appropriate.

The upgrading of the existing red asphalt median to include landscaping and raised intersection islands is supported. The estimated cost for these works as shown on Attachment 1 is $30,000. This work can be undertaken through surplus funds available from the Local Area Traffic Precinct Programme.

Account No	6132
Budget Item	Gradient Way
Budget Amount	$61,475
Actual Cost	$30,000
Surplus Funds	$31,475

RECOMMENDATION

That Council:

1 APPROVES, the construction of the traffic islands and landscape treatment on Pacific Way, Beldon;

2 ADVISES, the petitioners and residents of Pacific Way, Beldon accordingly.

Appendix 7 refers

To access this attachment on electronic document, click here: Attach7brf071100.pdf

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CJ311 - 11/00 PARKING RESTRICTION - TWICKENHAM DRIVE, KINGSLEY - [09430]

WARD - South

CJ001107_BRF.DOC:ITEM 12

SUMMARY

The use of Twickenham Drive for commuter parking associated with Whitfords Rail Station has been ongoing for a period of time. The City has been monitoring the impact of all day commuter parking in Twickenham Drive on a regular basis since 1998. Parking restrictions are now proposed on a section of Twickenham Drive to effectively manage commuter parking on this street. The proposed parking restrictions are presented for consideration.

BACKGROUND

The City has been monitoring the impact of all day commuter parking in Twickenham Drive on a regular basis since 1998. Liaison with local residents has also been ongoing during this period.

In November 1999, due to increasing local concerns that parking on the verge and road opposite Stockwell Way may pose a risk to other road users, a trial parking restriction which banned verge and road parking was implemented.

During the trial period 44 cautions have been issued by Ranger Services. Generally the trial has successfully deterred motorists from parking at this location, however the effectiveness of using warnings on a regular basis is diminishing.

On this basis, Ranger Services has requested that Council formally adopt the prohibition.

At a meeting with local residents in August 2000, residents requested that the City also consider implementing a restriction adjacent to the pedestrian underpass on the northern sweeping bend on Twickenham Drive.

DETAILS

Twickenham Drive is a 7.4m wide local collector road. The location of Twickenham Drive within the local road network and its proximity to the Whitfords Rail Station are shown on Attachment 1. Traffic data for this road indicates that it is functioning normally for road of this type.

The monitoring of parking patterns in Twickenham Drive (north) has established that commuter parking occurs on the non-residential side of this road. The majority of parking occurs adjacent to the pedestrian access and the informal ‘track’ created by rail users to directly access the station.

Historically, parking in this street can be linked to the perceived lack of available parking at the Whitfords Rail Station. This is common along the northern rail line.

However, the majority of parking now occurs on local roads like Twickenham Drive due to ease of access, convenience and close proximity to the commuters place of residence.

In the long term, it is likely that construction of the Greenwood Rail Station will provide a more attractive alternative for commuters, particularly those that originate from Kingsley south and lessen the likelihood of commuters parking in local streets like Twickenham Drive. The latest available information from the Minister for Transport suggests that the Greenwood Station, including 600 parking bays, is scheduled for October 2003.

In the short term, Main Roads WA plan to replace the existing Freeway fence with a higher standard fence. This should prevent pedestrian access across the Freeway on ramp and therefore discourage motorists from parking south of Stockwell Way.

An additional 110 parking bays are also proposed by Transport (Westrail) for construction at the Whitfords Rail Station. Information from the Minister for Transport suggests that the additional bays will be completed by mid 2001.

Notwithstanding this, commuters may continue to park for the short term on the northern section of Twickenham Drive, nearest the pedestrian underpass.

As the majority of parking in Twickenham Drive does not directly pose a significant risk to residents or road users, the parking restriction proposal is limited to areas where parking is considered to pose a possible risk or hazard to all road users.

The type and extent of parking restrictions proposed for Twickenham Drive are shown on Attachment 2.

It is also proposed to supplement signposts with a continuous yellow line to delineate the extent of ‘NO STOPPING’. This has proved very effective in trial locations throughout the City.

COMMENT

While ultimately commuters should be encouraged to use the parking facilities provided at the Whitfords Rail Station, limited parking may safely be accommodated on the straight section of Twickenham Drive without adversely affecting other road users. However, parking on the curve opposite Stockwell and on the northern bend may pose a risk to other road users and therefore should be restricted.

On this basis, the type and extent of parking restrictions proposed for Twickenham Drive as shown on Attachment 2 are supported.

No additional restrictions are considered necessary at this stage. However monitoring of parking patterns will be ongoing and the possibility of implementing additional restrictions reviewed in consultation with local residents accordingly.

The Issue Paper raises a number of questions, and this report and its attachments deals specifically with those issues.

Once submissions have been received and considered by the Department of Local Government, proposals for new legislation will be prepared and there will be further opportunity for public comment at that stage. It is the Government's intention to have proposals for the new legislation finalised in the first half of 2001.

The Issues Paper has been placed in Councillors' reading room for comparison with this report and attachments, if desired.

COMMENT

It should be noted that there is no official body nominated to administer the provisions of the Dividing Fences Act. The Act merely empowers the adjoining owners to carry out certain works. The City's local laws specify the standard of a sufficient fence in various locations depending on such things as zoning and lot orientation. The local laws could notionally be replaced if Council were to consider moving these standards into another type of regulation, ie the Town Planning Scheme, the new Dividing Fences Act, or by a resolution.

Notwithstanding the above, dividing fences have proven to be a time consuming issue that has been difficult for local authorities to deal with in relation to:

- The authority to act;
- maintenance of customer relations;
- exposure to liability;
- efficacy of intervention.

It is not the provisions of the Dividing Fences Act which are the primary concern, but its inability to deal with the problem most commonly raised with Council Officers, ie variations in levels between properties. It may be considered that this is a separate issue, however the two are inexorably combined in practice. Until legislation is introduced defining responsibilities of property owners in relation to both fencing and retention of cut and fill on or near boundaries, then any changes will have little or no effect on the problems facing property owners, Councils and the Courts.

The following suggested changes to the legislation are based on experience gained by local government officers during direct contact with aggrieved parties and viewing the results of improper practices on site as a result of ignorance or absence of reasonable controls.

Difficulties with Current Legislation

It should be noted that whilst there are controls in Planning and Building legislation that may address some of the issues described, it is generally not practical or possible to implement in an effective preemptive manner.

Understanding the Act

Council Officers are often called upon to provide advice specifically relating to dividing fences and the provisions of the Act.

Council Officers have little or no training in relation to the intricacies of the legislation and are concerned about the liabilities of reliance on their advice. The customer is often referred to the Department of Local Government or the Citizens Advice Bureau, but usually to the pamphlet issued by the Department of Local Government. Understandably, this does not necessarily satisfy most enquiries, particularly if level variations are involved.

Co operation between Property Owners

From a Council point of view, the biggest problem arising from fencing disputes is the lack of cooperation between property owners. This can use large amounts of resources with a frustratingly low-resolution rate. Although the Dividing Fences Act in isolation has proven to be workable, it does not address specific associated issues and its contribution to dispute settlement is very limited in many cases.

Complexity of Concerns

Confusion arises with the various pieces of legislation influencing the structure, style, size and position of fencing and its incorporation in other building structures, such as retaining and walls on boundaries.

This is further complicated by Local Laws and Policies on fences introduced by Councils.

Dependency on a Third Party for Resolution

The Act does outline basic consultative requirements for adjoining neighbours in relation to fences, but because the disagreement often involves other issues (usually variations in levels), the matter is referred to third parties such as the Local Council, Department of Local Government, Legal Aid and the Local Court, often without any real attempt by either neighbour to find a resolution themselves.

There seems to be a perception that an authority (most often the Local Government) will immediately act against a neighbour who is alleged to be causing a problem with the structures on the boundary. Without a detailed assessment of the situation, it is not possible for the Authority to provide accurate and useable advice, suitable for possible court proceedings. This process would be best dealt with by an independent third party which could give clear directions for the arbitration of such disputes.

Solutions

It is never easy to introduce change and even harder to implement it. However, in this particular case, rather than changing the status quo, if it is formulated skillfully, any revised legislation will only reflect and rationalise the current activities in the community whilst allowing existing resources to be used in area they feel more worthwhile.

1 Understanding the Act

The legislation should contain an explanatory attachment that gives the intended meaning and causal effect of each part. This can be further distilled into a document that comprehensively and clearly gives a sufficient understanding of the Act to any person reading it.

No matter how well the Act may be documented, questions will inevitably arise and it is suggested that the most effective and efficient method to deal with enquiries is to establish a centralised telephone advice service.

This 'hotline' could be operated by a small number of highly skilled and knowledgeable personnel giving expert help to enable property owners to understand their rights and responsibilities in relation to common boundary issues.

As a referral service it would release the resources of local authorities and the Department of Local Government to be used in a more efficient manner.

2 Non Co-operation between Property Owners

In order to ensure that reasonable attempts have been made at conciliation, the legislation could contain provisions requiring documentary proof of contact (in a fair and reasonable manner) with adjoining property owners on a number of occasions before the matter is referred to a third party.

If the revised Act contains clear direction of responsibility particularly in relation to the provision of retaining walls, adequate screening and permissible heights, then it should significantly reduce the room for dispute.

3 Complexity of Controls

By providing specific requirements in a revised Act, the need for fencing local laws could be removed. Specific requirements can be incorporated into a revised Act, such as:

- Permissible heights relative to particular locations – eg side and rear boundary fencing to the rear of a building setback line or adjacent to a driveway at a front boundary.
- Types of sufficient acceptable fencing relative to the use of the properties concerned.
- Where the responsibility for the provision of retaining walls lies.

Councils can still control fencing through the planning and building processes and, where necessary, by referral to this Act. In the same way the Act can be referred to in a Council's Town Planning Scheme.

4 Dependency on a Third Party for Resolution

If other measures are incorporated into the revised Act – making the Act easily read and understandable, making adjoining property owners directly responsible (in actions) for conciliation, simplifying the complexity of control by centralising the basic requirements for fencing in the revised Act and addressing the problem of variations in levels between properties, then it should result in more resolutions occurring without reference to third parties.

SUMMARY

The key to successfully implementing any legislation or control is to have it clearly understood and accepted by the parties concerned.

To do this it has to address the interests of all, including the enforcing authorities. Although the Dividing Fences Act 1961 has worked well in its own right, unless it is changed to address the most common elements of dispute between property owners as well as the difficulties experienced by authorities, it will not serve the community as it should.

The legal implications for incorporating controls of property levels in this Act make it essential to ensure that it is compatible with existing and proposed legislation.

Elements of a new Building Act could contain similar clauses for controlling:

- when building approvals are required (defining exemptions);
- protection of adjoining property;
- access to adjoining properties for construction purposes;
- stop work orders;
- enforcement of standards, orders etc.

This could be used (by referral to an "expert panel" to be set up by the State, private Building Surveyor or Local Government under specific conditions) instead of the Courts on a user pay basis.

However, it is important to retain the autonomy of the Act by keeping it as common law, able to be economically used by everyone in the community.

The ideas contained in this submission represent a major change to the current Act. It may also represent a good opportunity to change the name of the Act as a signal of the changes to the community, eg Adjoining Properties Act.

RECOMMENDATION

That Council FORWARDS this report and attachment as its submission on the review of the Dividing Fences Act.

Appendix9 refers

To access this attachment on electronic document, click here: Attach9brf071100.pdf

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CJ314 - 11/00 PROPOSED CARAVAN PARK (EXTENSIONS AND ALTERATIONS TO CHEROKEE CARAVAN PARK- PARK HOMES, TOURIST CHALETS, CAMPING SITES, WORKSHOP, STORAGE YARDS AND RECREATION HALL) AT LOT 98 (10) HOCKING ROAD, KINGSLEY - [01366]

WARD - South

CJ001107_BRF.DOC:ITEM 15

SUMMARY

An application has been received seeking approval for extensions and additions to the Cherokee Village Caravan Park. This proposal includes the decommissioning of the existing effluent pond and reuse of that land for the development of 24 additional park homes, 7 chalets, a camping site area and the conversion of an existing workshop/shed to a recreation hall.

The key aspects of this proposal are as follows:

- The City has very few regulations in place against which this proposal can be assessed. The former City of Wanneroo Caravan Park Policy was used as a guide in the assessment of this proposal;
- The proposal complies with the City of Joondalup Town Planning Scheme No 1 requirements and represents a logical extension of an existing caravan park;
- The intended occupation of the new park homes is for long term residents but a proportion (28%) of the site will continue to be set aside for short term holiday accommodation, which is consistent with the former Caravan Park Policy.
- There are also environmental benefits associated with the removal of the existing effluent ponds and connection of the entire development to sewer, particularly given that the site is situated within the water catchment area of Lake Goollelal.

The proposal represents an expansion of an existing land use where options for alternative activities are otherwise constrained by the current rural zoning. The development plans were advertised for public comment as a component of the assessment and no objections were received. Approval of the proposal is recommended.

Demand for Park Homes

Fleetwood Homes and Cabins are the suppliers of Park Homes and provided the following information in support of the proposal.

The development caters to senior persons and single persons in the community who seek alternative accommodation by necessity and preference. Park Homes are promoted as a retirement lifestyle alternative. The proposed development would provide for the needs of the community for aged accommodation and to a lesser extent people who are by economic necessity seeking this accommodation.

The benefits of this type of accommodation include:

- companionship without losing independence;
- personal security;
- easy home maintenance;
- choice in smaller accommodation;
- leisure and social options through Park facilities;
- an alternative to an early move to a conventional retirement village accommodation; and
- affordable alternative to conventional accommodation

The location of Cherokee Village provides accommodation for older generations of people who move from the surrounding neighbourhood and homes that are too large to maintain or where they do not feel secure or may have lost a partner. The accommodation provides a minimal disruption to social ties in the community. Fleetwood claim that the northern suburbs have a shortage of park home sites and cannot satisfy the demand from enquiries for this area. Public transport, shopping and medical facilities are also nearby.

Fencing Details

The applicant proposes to construct twin side fencing along the lot frontage of Whitfords Avenue and along the remaining portion of the western boundary and stops at the recreation hall. The new park homes would be situated in a position overlooking the proposed fencing. Although the fencing will be partially screened from view by existing vegetation within the road reserve, the applicant needs to give further consideration to fencing details along Whitfords Avenue. The proposed fencing should be redesigned to include solid sections with infill panels, colours and materials that break up the visual bulk of the wall.

Environmental Matters

The subject site is situated within 300 metres of Lake Goollelal, which is an environmentally sensitive area reserved for conservation and protection. Conservation and Land Management (CALM) recently released the Yellagonga Region Park – Draft Management Plan 2000-2010. The purpose of the Management Plan is to provide broad direction for the planning, management and development of Yellegonga Regional Park. The boundary of the regional park follows the western boundary of a market garden lot, which adjoins the caravan park site.

Issues affecting water quality levels in the Yellagonga Wetlands include drainage and stormwater flow, pollution and nutrient inputs from land uses within the catchment area, other land uses in the catchment area and extraction of groundwater.

The main source of potential ground water pollution from the caravan park are the existing effluent disposal ponds. The proposed expansion includes a proposal for the decommissioning of the effluent ponds and connection to sewer. This is expected to further improve the quality of groundwater within the Lake catchment.

The Caravan Park only has a few (3) sites still using groundwater but most of the park is connected to reticulated water. It is the owner's intention to eventually convert the remaining park sites to reticulated water in the future. Groundwater is also used to water the landscaped areas. Groundwater licensing is administered by the Water & Rivers Commission. The City's Environmental Health Officers have reviewed the proposal in detail and concluded that the proposal has manageable environmental impacts and environmental benefits with the park connecting to reticulated sewer.

Notification of Adjoining Owners

The proposal was referred to adjoining owners seeking comments within 14 days. At the close of the 14-day advertising period, no submissions were received.

Government Agency Response

The proposal was referred to Main Roads WA (MRWA) and the Ministry for Planning (MFP) for comment as the site abuts Whitfords Avenue which is a regional road reserve under the Metropolitan Region Scheme. There are no significant environmental impacts that would require this proposal to be referred to environmental agencies. Nevertheless given the nearby proposals associated with the Yellegonga Regional Park, CALM were contacted and confirmed there are no objections to the proposal proceeding.

The MFP in their response states that under Clause 3 of the notice of delegation, MRWA must make comments and recommendations to the City and not the Western Australian Planning Commission. MRWA have no comments or recommendations to make on the above proposal given that there is no direct vehicle access onto Whitfords Avenue.

COMMENT

The proposal was assessed for its conformity with the City of Joondalup Town Planning Scheme No 1, District Planning Scheme No 2 (DPS2) draft and reference was also made to the current Caravan Parks and Camping Grounds Regulations 1997.

Zoning

The use of a caravan park within the Rural Zone is not permitted under TPS1 unless approval is granted by the Council. The Council therefore can consider the application on its merits and decide to either approve the proposal (with or without conditions) or to refuse the proposal. The caravan park use does not align with the types of land uses normally expected within the Rural Zone. The application should be considered in the context of the existing caravan park use and compatibility with surrounding land uses.

The DPS2 (draft) includes a proposal to rezone the subject land from "Rural" under TPS1 to "Private Clubs/Recreation" under DPS2 where a caravan park use would be permitted as of right. DPS2 (draft) recognises the establishment of the existing caravan park village and its suitability in this location.

Permanent and Temporary Accommodation

The City's former Caravan Park Policy recognised that caravan parks can accommodate permanent residents and accepted that this is necessary for the economic viability of the park. To ensure that sufficient accommodation was available at caravan parks the former Policy required a minimum of 20% of caravan sites being set aside for tourist and holiday makers. A total of 28% of sites would be set aside for tourist and holiday makers by this proposal. The communal facilities in the form of grassed open grounds, a swimming pool and recreational hall would be a positive attribute to the caravan park village.

Connection to Services

The existing effluent pond is to be pumped out and land is to be decontaminated/filled and built on. The entire site would be connected to sewer including the existing park. The Water Corporation has advised the lot can be connected to the reticulated sewer by using a private pumping station and pressure main to discharge to the reticulated sewer or construction of a sewer main extension and a temporary pumping station. The later option is still under consideration by the Water Corporation.

A geo-technical report is required at the building licence stage to demonstrate that the filled ponds are suitable for the proposed development. All filling should be supervised and only clean fill must be used. A construction management plan is required.

The development also has underground electricity reticulation within the park.

Conclusion

The proposal would provide alternative accommodation to elderly residents living in the area and people seeking an alternative type of living. This would also improve the economic viability of the park. The proposal also is dependent upon the removal of the effluent disposal pond and a connection to sewer. These measures alone will significantly improve the amenity of the caravan park and reduce the likelihood of ground water contamination from the park. The proportion of holiday accommodation sites is considered reasonable having regard to the City's former Caravan Park Policy as a guide only. The proposal complies with TPS1 and is therefore supported.

RECOMMENDATION

That Council:

1 APPROVES the application and revised plans received on 15 September 2000 submitted by Meyer Shircore and Associates on behalf of the owner Maitland House Pty Ltd for Caravan Park (extensions and alterations including park homes, tourist chalets, camping sites, workshop, storage yards and recreation hall) and connection to the sewer system in accordance with the Water Corporation WA requirements on Lot 98 (10) Hocking Road, Kingsley subject to the following conditions:

(a) the parking bay/s, driveway/s and points of ingress and egress to be designed in accordance with the Australian Standard for Offstreet Carparking (AS2890). Such areas are to be constructed, drained, marked and thereafter maintained to the satisfaction of the City prior to the development first being occupied. These works are to be done as part of the building programme;

(b) an onsite stormwater drainage system with the capacity to contain a 1:100 year storm of a 24-hour duration is to be provided prior to the development first being occupied and thereafter maintained to the satisfaction of the City. The proposed stormwater drainage system is required to be shown on the Building Licence submission and be approved by the City prior to the commencement of construction;

(c) traffic island adjacent to site "PH121" to be extended as indicated in red on revised plan received 15 September 2000;

(d) a Geo-technical Report covering the area subject of the new park homes being prepared by a suitably qualified person (at the applicant's cost) to the satisfaction of the City prior to the carrying out of any works;

(e) two (2) disabled carparking bays must be located in a position convenient to the main entrance and adjacent to the main recreation area and with a minimum width of 3.2 metres, to the satisfaction of the City. Provision must also be made for disabled access and facilities in accordance with the Australian Standard for Design for Access and Mobility (AS 1428.1);

(f) the submission of an acoustic consultant's report for the proposed sewer pump station demonstrating to the satisfaction of the City that the proposed development is capable of containing all noise emissions in accordance with the Environmental Protection (Noise) Regulations 1997;

(g) a Management Plan must be submitted for the decommissioning of the existing effluent disposal pond and all existing septic tanks. Details to be carried out must include the pump out, removal, backfilling (using clean sand), truck access, soil compacting of all septic tanks and effluent disposal facilities and duration of works;

(h) the lodging of detailed landscape plans, to the satisfaction of the City, for the development site and the adjoining road verge(s) with the Building Licence Application. For the purpose of this condition a detailed landscaping plan shall be drawn to a scale of 1:100 and show the following:

- **(i) the location and type of existing and proposed trees and shrubs within the carpark area;**
- **(ii) any lawns to be established;**
- **(iii) any natural landscape areas to be retained;**
- **(iv) those areas to be reticulated or irrigated.**

(i) landscaping and reticulation to be established in accordance with the approved plans prior to the development first being occupied and thereafter maintained to the satisfaction of the City;

(j) the fencing details being modified to include a solid wall with infill panels, with colours and materials that break up the visual bulk of the wall, to the satisfaction of the City;

(k) the rubbish bin area must be relocated 4 metres away from the western side boundary and designed and constructed to the satisfaction of the City;

(l) future park tenants/owners must be advised of the potential for spray drift occurring on occasion from the adjoining market garden on Lot 500 Hocking Road.

Footnotes:

1. The existing site levels and design levels of all proposed development, including levels on top of the kerb at the crossover, are to be shown on the Building Licence Application;

2. Compliance with the Building Code of Australia provisions for access and facilities for people with disabilities may not discharge an owner's or developer's liability under the Commonwealth Disability Discrimination Act (DDA). The Human Rights and Equal Opportunities Commission has developed guidelines to assist owners and developers in designing developments which may satisfy the requirements of the DDA. Copies of the guidelines may be obtained from the Disabilities Services Commission, 53 Ord Street, West Perth, telephone 9426 9200;

3. Development must comply with the Caravan Parks and Camping Ground Regulations 1997 and associated Act;

4. Retaining walls are to be provided where the angle of natural repose of the soil cannot be maintained. Drawn details, signed by a practicing Structural Engineer, must be submitted for Building Licence approval;

Appendix10 refers

To access this attachment on electronic document, click here: Attach10brf071100.pdf

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CJ315 - 11/00 PROPOSED TWENTY THREE (23) AGED/DEPENDENT PERSONS' DWELLINGS AT 207-211 LAKESIDE DRIVE, JOONDALUP - [00760]

WARD - Lakeside

CJ001107_BRF.DOC:ITEM 16

SUMMARY

An application has been received for 23 aged/dependent persons' dwellings (APD) at 207-211 Lakeside Drive, Joondalup.

The subject site is an ideal location for the intended occupants. The site is within walking distance to major educational/training institutions, public transport, major retail, and entertainment facilities within the City Centre and to regional recreational areas.

The proposal generally conforms to Town Planning Scheme No 1 (TPS1) and the Joondalup City Centre Development Plan and Manual (Manual). The proposal includes an increase in the residential density from R60 to R100B, which is within the discretion of the Council to approve under TPS1.

The proposed three storey buildings create a continuous urban façade with the adjoining developments at this location within the City Centre. The buildings address the street with window locations and balconies providing natural surveillance of the surrounding areas. The design provides for open space, pedestrian walkways, services and car parking for current and future commercial requirements. The development will be compatible with the surrounding land uses. The ground floors of some of the APDs have been designed to be able to be converted to commercial use should the need and demand arise in the future.

The above site has a current development approval for 23 multiple units. The changes proposed are minimal. Having regard to the merits of the proposal, it is recommended that Council exercise discretion under TPS1 and the City Centre Plan and Manual to vary the requirements relative to residential density in this instance.

BACKGROUND

Lot	514 and 515
Street Address	207-211 Lakeside Drive, Joondalup
Land Owner	Ministry for Housing
MRS Zoning	Central City Area
TPS Zoning	Joondalup City Centre
Use Class	Aged/Dependent Persons' Dwellings
Lot Area	1202 + 1212 = 2414 m²
Ward	Lakeside

04/06/98 An application for approval to commence development for 23 multiple dwellings was approved by the Council. The approval was valid for 2 years. The development did not proceed.

31/05/00 A fresh approval to commence development was granted for 23 multiple dwellings.

25/09/00 The City received a new application for approval to commence development for 23 Aged Persons Units. The new application is similar to the recent plans approved by the Council.

The subject site is located on the western side of Lakeside Drive between Reid Promenade and Shenton Avenue. The northern edge of the land is defined by an access easement within adjoining Lots 512 and 513. An easement also runs across the rear of both subject lots, separating a 5.5 metre wide strip at the rear, which is already developed for car parking.

DETAILS

Description of the Proposed Development
The development proposal consists of the following elements:

- 23 aged/dependent persons' dwellings within a 3 storey building;
- The units proposed are made up of single and two bedroom units;
- The proposed residential density is R100B under the R-Codes;
- A total of 36 car parking bays is proposed on site; and
- Elevated walkways connecting each unit and a lift have been provided to facilitate easy access;

The applicant proposes to amalgamate Lots 514 and 515 to facilitate the construction of the 23 APDs on three floors. Five units on each floor front onto Lakeside Drive and the remainder face north to the easement that serves Lots 512 and 513. All units have balconies, which are taken up to the lot boundary line, but the main façade of the building is setback 2.2 metres.

Clothes Drying
Clothes drying areas in front louvered type areas within the balconies are proposed. The applicant advised that in their other aged persons developments, due to very low incomes and financial hardship, they have found that tenants will not use electric dryers because of running cost and will use other methods to hang out clothes to dry. Even communal drying areas have not worked. To stop these practices, the Ministry has found that by screening areas of the balconies they have managed to stop such unsightly methods being used by tenants. The laundries have, however, been designed to accommodate dryers if needed by tenants.

Car Parking, Setbacks, Site Coverage, Plot Ratio and Density
The proposed setbacks are in accordance with the development requirements for the Lakeside District. There is no site coverage requirement. The plot ratio proposed is 0.615 of the site area (maximum plot ratio is 1.0).

The density for the Lakeside District is a minimum R60, however, the Council has the discretion to grant a density bonus of up to R100B, provided that the development would be of an appropriate scale and contribute to the amenity of the City Centre.

Car Parking Table based on TPS1

Current Use	Car Parking Provision	No of Bays Req'd	No of Bays Provided
Aged/Dependent Persons' Dwellings	0.5 spaces per dwelling x 23 or may be increased at the discretion of the Council to 1 space per unit	12 or 23	
Total		**23**	**36**
Future Use	**Car Parking Provision**	**No of Bays Req'd**	**No of Bays Provided**
Future Commercial 5 ground floor units	1 car bay per 30 m² i.e. 356m² = 12	12	
18 Balance Aged/Dependent Persons' Dwellings	1 car bay per aged persons unit (18)	18	
Total		**30**	**36**

From the above table it is clear that there is sufficient car parking for the development proposed and future conversion of ground floor units to commercial activities. Parking would be predominantly in covered carports on the west, accessed from the easement via Reid Promenade and Davidson Terrace.

Urban Design Analysis

The Central Business District is intended to represent an urban bustling City Centre. The Manual envisages there will be an intensely developed mix of city centre activities within a "pedestrianised" environment where street level retail and entertainment predominate. There is an emphasis on specialty shops, cinemas, personal service establishments, restaurants, alfresco dining, offices and residential accommodation.

The proposed development complies in general with the design requirements of the Manual however the development does not include commercial activity at this stage. The building design will create an active street frontage and would contribute to the existing streetscape by including a continuous facade along Lakeside Drive. This would be achieved by using masonary panels, planter walls and balcony fencing.

The setback of the façade is justified in the short term by the need to distance windows to habitable rooms from passing pedestrians.

Future Commercial Land Use

In the long term, this development could include a colonnade that provides shelter along this façade if conversion to commercial use can be co-ordinated throughout, or it could provide outdoor dining or shop entry space. At ground floor level, the units have a minimum of load-bearing walls internally and in the façade so as to provide the maximum potential for clear floor trading areas and for opening to the street. Service access would be available from the car park at the rear to any commercial space. A subsequent development application will be required for approval of any future conversion to commercial uses.

Relevant Legislation
The applicant has requested the Council to:

- Vary the R-Code density from minimum R60 to R100B; and
- Provision of clotheslines for the drying of clothes within the front balcony area.

The Council has the authority to exercise discretion under Clause 5.9 of TPS1 where it believes that the imposition of such requirement(s) would be unreasonable or undesirable having due regard to the merits of the application and orderly and proper planning principles.

COMMENT

The site is situated within the Central Business District of the Joondalup City Centre, which permits the development of these lots for a wide range of land uses that include accommodation or residential use.

Residential Density
The current application for 23 multiple units is the equivalent density of R100B (100m^2 minimum lot area per dwelling). This is the same density of development recently approved by the Council for a similar development of 23 multiple units. The residential density was approved on the basis that the design was of landmark proportions and would enhance the overall legibility and amenity of the City Centre. The proposal differs in terms of use but is similar in design to the current approval in terms of number of units, size and height of buildings proposed.

Urban Design
The proposed building is entirely residential since the Ministry does not feel that commercial tenants can be found in this position at present. The land has excellent exposure to Lakeside Drive and the ground floor of units fronting the road should, in time, accommodate commercial uses that contribute to the life and interest of the street. The development would also provide an appropriate edge to the Central Business District and a focus for the community to the east.

Car Parking
The applicant proposes 1 car bay per unit as opposed to the minimum of 0.5 car bays per aged persons' development as stated in the R-Codes, which is acceptable to the City. The development has sufficient car parking surplus to enable the ground floor units (3-7) to convert at a later stage to commercial premises.
Clothes Drying
The proposal to partially screen the balconies of units to accommodate clothes drying, while convenient and low cost for residents could reduce the visual amenity of the area as clothes could still be visible through the screen and open sides of balconies. Where the City has approved multiple dwellings in the past it has been a requirement for each unit to include a clothes dryer. A separate ground floor communal clothes-drying area totally screened at the rear of developments has also been accepted. The drying of clothes on balconies also erodes valuable recreational space for each unit and reduces visual amenity. It is on this basis that the clothes drying area proposed on balconies is not supported. Alternative arrangements can be made for each unit to include a clothes dryer at nominal cost.

Conclusion

The proposal is indicative of the continued interest and confidence in the development of a variety of inner city housing within the Joondalup City Centre. The proposed design satisfies the objectives and the requirements of the Manual in terms of the proportions proposed and active street frontage and orientation.

The development variation proposed (residential density R100B) would contribute positively towards achieving the objectives of inner city living, by adding to the variety of unit types. The development will raise the residential population of the City Centre and maintain the flexibility for future commercial opportunities that will enliven the City. The development will also integrate the City Centre with the residential development occurring in the Lakeside District. This form of development can only reinforce investor confidence within the City Centre and having regard to the above comments is supported.

RECOMMENDATION

That Council:

1 EXERCISES DISCRETION for Twenty Three (23) Aged/Dependent Persons' Dwellings at Lots 514 and 515 (207-211) Lakeside Drive, Joondalup pursuant to Clause 5.9 of the City of Joondalup Town Planning scheme No 1 to:

(a) increase the number of Aged/Dependent Persons' Dwellings on the properties to 23 dwellings, equivalent to R100B, as opposed to the minimum of R60 under the Residential Planning Codes and the Joondalup City Centre-Development Plan and Manual;

2 APPROVES the application and plans received on 27 October 2000 submitted by Oldfield Knott Architects Pty Ltd on behalf of the owner Ministry for Housing for (23) Aged/dependent persons' dwellings on the above mentioned site, subject to the following conditions:

(a) the lodging of detailed landscape plans, to the satisfaction of the City, for the development site and the adjoining road verge(s) with the Building Licence Application. For the purpose of this condition a detailed landscaping plan shall be drawn to a scale of 1:100 and show the following:

(i) the location and type of existing and proposed trees and shrubs within the carpark area;
(ii) any lawns to be established;
(iii) any natural landscape areas to be retained;
(iv) those areas to be reticulated or irrigated

(b) landscaping and reticulation to be established in accordance with the approved plans prior to the development first being occupied and thereafter maintained to the satisfaction of the City;

(c) any roof mounted or free standing plant or equipment such as air conditioning units, satellite dishes or radio masts to be located and screened so as not to be visible from beyond the boundaries of the development site;

(d) no obscure or reflective glazing being used for future possible commercial fronts facing onto Lakeside Drive;

(e) lots 514 and 515 Lakeside Drive being amalgamated onto one Certificate of Title;

(f) the parking bay/s, driveway/s and points of ingress and egress to be designed in accordance with the Australian Standard for Offstreet Car Parking (AS2890). Such areas are to be constructed, drained, marked and thereafter maintained to the satisfaction of the City prior to the development first being occupied. These works are to be done as part of the building programme;

(g) all stormwater must be contained on-site to the satisfaction of the City, which could include the option of connection to the City's drainage system;

(h) the submission of an acoustic consultant's report demonstrating to the satisfaction of the City that the proposed development (including mechanical plant and equipment) is capable of containing all noise emissions in accordance with the Environmental Protection Act;

(i) the boundary wall(s) and/or parapet wall(s) being of a clean finish and made good to the satisfaction of the City;

(j) floodlighting being designed in accordance with the Australian Standards for the Control of Obtrusive Effects of Outdoor Lighting (AS4282) and shall be where possible internally directed not to over spill into nearby lots;

(k) the ground floor units with commercial potential being constructed with minimum load bearing walls, internally and the facade to maintain the potential to convert the units to commercial use in the future;

(l) the footpath treatment in the adjoining road reserve to be continued to the front of the building in a design with a finished floor level that matches the existing paving and at a grade of 2% rising from the kerbline, prior to the development first being occupied;

(m) each residential unit must be fitted with a clothes tumble dryer. No clothes drying is permitted on balconies and the proposed clothes screen must be replaced with balcony railings;

(n) submission of a Construction Management Plan covering hours of operation, access and other relevant details must be lodged with an application for a Building Licence;

(o) future residents being notified in writing by the proponent that the Central Business District is planned to become a vibrant and bustling city centre comprising a mix of land uses where street level activity may occur of an intensity not normally associated with a traditional suburban residential environment.

Footnotes:

(a) The boundary footings of the proposed development must be constructed level with the basement of adjoining development on Lot 516 Lakeside Drive in accordance with the Building Code of Australia BCA).

(b) The existing services located immediately east of the existing internal accessway are to be relocated or modified to be level with the accessway.

Appendix 11 refers

To access this attachment on electronic document, click here: Attach11brf071100.pdf

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CJ316 - 11/00 PROPOSED CANCELLATION OF PORTIONS OF RESERVE 32299 FORREST RESERVE, (47) FORREST ROAD, PADBURY - [31250] [06514]

WARD - Pinnaroo

CJ001107_BRF.DOC:ITEM 17

SUMMARY

Cancellations of portions of Forrest Reserve containing the existing changeroom and toilet block area and two existing sump sites on Forrest Reserve, Forrest Road, Padbury are requested. (See Attachment 1). A local football club has requested to lease a section of the changerooms and toilet block that exist on Forrest Reserve and to accommodate this request, it is necessary to excise the land in question from the reserve, allowing a new reserve to be created for the purpose of "Clubrooms." The City and the Department of Land Administration (DOLA) can then consider the club's request. With regard to the sump sites, it is appropriate that they should be on land reserved for drainage rather than public recreation, as is the case presently.

The football club was encouraged by the City to relocate to Forrest Reserve from McDonald Reserve, Padbury. The Forrest Reserve changeroom area was small and unused, and the club renovated a section of the building at its own cost so that it is now a well used facility. The club's request for a lease is considered reasonable. It is recommended that Council support the cancellation of the two sump areas on Forrest Reserve to enable further reserves to be created for the purpose of "Drainage." Further, that Council support the cancellation of the changeroom and toilet block area on Forrest Reserve to enable a separate reserve to be created for the purpose of "Clubrooms" and endorses in principle the leasing of the changerooms and storage room as shown on Attachment (2).

BACKGROUND

Forrest Reserve was created as a condition of sub-division in accordance with Section 20A of the Town Planning and Development Act. The Reserve is set aside for the purpose of Public Recreation with a Management Order in favour of the City.

Under DOLA's Guidelines for the Administration of Section 20A "Public Recreation" Reserves, it is stated that '*as power to lease cannot be given over Public Recreation reserves, small excisions may be agreed which would provide reserved sites complementary to the use of the reserve, these to be vested in the local government with power to lease. Such sites may primarily be used for club buildings needing to be adjacent to large playing fields….*"

With regard to Public Recreation Reserves and their relationship with drainage areas, under the abovementioned Guidelines, it is stated that "*……in some cases these two land uses may be compatible, but fenced deep sumps must be separately reserved for "Drainage."*

DETAILS

Forrest Reserve is a Section 20A Reserve with a Management Order in favour of the City of Joondalup for the purpose of Public Recreation. Under the Department of Land Administration (DOLA) regulations, power to lease cannot be given on a Public Recreation Reserve. For leasing arrangements to be considered by DOLA, cancellation of the subject portion is required to take place and a separate reserve created.

Changerooms and toilet block

The Northern Warriors Veterans Football Club was encouraged by the City to relocate to Forrest Reserve, Padbury due to overcrowding at their existing venue at McDonald Reserve, Padbury. The Club proposed renovations to the unused changerooms on Forrest Reserve, which were approved by the Joint Commissioners on 24 November 1998 (Item CJ260-11/98 refers). After the renovations were completed, the Club requested long term tenure to protect its investment and have since received approval for a restricted liquor licence.

The overall building area of the changerooms and toilet block is approximately 118m^2 and this is the area that would be required to be excised from the Public Recreation Reserve, allowing a separate reserve to be created for the purpose of "Clubrooms." The Club wishes to lease the changerooms section and one of the storage rooms totalling approximately 44m^2, with the toilets remaining accessible to the public. (Attachment 2 refers).

Drainage Sumps

The two drainage sumps located on Forrest Reserve were constructed in approximately 1972 and their excision is proposed in order for the City to comply with the Department of Land Administration's Guidelines for the Administration of Section 20A "Public Recreation" Reserves. Drainage sumps are not compatible with the Management Order's purpose of Public Recreation, and therefore the City proposes to request the existing drainage sumps to be excised from the Public Recreation Reserve and new reserves created for the purpose of "Drainage."

Referral Process

To comply with DOLA's Guidelines, the City requested the service authorities and the Western Australian Planning Commission (WAPC) to comment on the proposed excisions. The service authorities advised that they had no objection to the proposal. The WAPC advised that it had no objection to the proposed cancellation of a portion of Forrest Reserve for the purpose of clubrooms, as the land will still be used for purposes relating to public recreation. With regard to the proposed excision for the drainage sumps, the WAPC supports the creation of new reserves being created for drainage.

Public Advertising

Changes for Section 20A Public Recreation Reserves must be advertised for public comment. This proposal was advertised by one newspaper notice in a local newspaper and by a sign on site for thirty days during which time the City did not receive any submissions.

COMMENT

Due to overcrowding at McDonald Reserve, the City encouraged the Northern Warriors Veterans Football Club to relocate to Forrest Reserve, Padbury and the Joint Commissioners approved renovations proposed by the football club that have now been completed. The renovations have provided the football club with the storage facilities that it requires and a base. It is considered reasonable to allow the club a lease for the section of the changerooms and toilet block as shown on Attachment 2.

With regard to the existing sumps on Forrest Reserve, DOLA would prefer drainage sumps to be on reserves for their specific purpose and the request to cancel the drainage sump areas from Forrest Reserve and create new reserves for the purpose of drainage is considered a standard procedure.

RECOMMENDATION

That Council:

1 SUPPORTS the cancellation of a portion of Forrest Reserve, Padbury containing the existing changeroom and toilet block to enable a separate reserve to be created for the purpose of "Clubrooms" and endorses in principle the leasing of the changerooms and one store room to the Northern Warriors Football Club;

2 SUPPORTS the cancellation of two portions of Forrest Reserve, Padbury, on which existing sump sites are located, one being on the corner of Bannister Road and Forrest Road and the other on the corner of Alexander Road and Forrest Road, and creation of two separate reserves for the purpose of "Drainage."

3 REQUESTS the Department of Land Administration to action the cancellation of the three subject portions of Forrest Reserve and create two Drainage Reserves and a Reserve for the purpose of "Clubrooms."

Appendix 12 refers

To access this attachment on electronic document, click here Attach12brf071100.pdf

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Referral Process

The City referred the application to the Western Australian Planning Commission (WAPC), the Department of Transport (DOT) and the service authorities. The WAPC objected to the proposal, stating closure will result in less convenient pedestrian and cycle access to St. Stephen's School. The WAPC further stated, that although there are other pedestrian routes in close proximity to the subject PAW that would maintain pedestrian accessibility to the school, it is considered that closure of the subject PAW would add pressure and may consequently affect the amenity of the residences abutting these other available PAWS and pedestrian routes.

The DOT objects to the closure stating that the area is serviced by bus route 444, which operates daily in Glengarry Drive servicing Warwick and Whitfords stations where it connects with trains to/from Perth. Closure of this PAW will increase the walking distance for some Winster Close residents by up to 75 metres.

AlintaGas does not have any plant within the PAW, however, Western Power, the Water Corporation, the City of Joondalup and Telstra do. Western Power requires modification to its plant and the modified plant would also require the protection of an easement.

The Water Corporation advised that it has a water and sewer main within the PAW. Modification to the water main would be necessary if closure was supported, whereas an easement over the entire width and length of the PAW to protect the sewer main would be acceptable.

Telstra has advised that it has communication plant within the PAW and therefore objects to the proposal unless a three metre wide easement is centered over Telstra's network, at cost to the adjoining landowners. Telstra also stated that its network access points (pits) are to remain outside any enclosure proposed.

The three adjoining landowners who have agreed to acquire the land should this proposal be supported have confirmed their acceptance of the costs and conditions associated with its closure.

Advertising Period

During the thirty day advertising period, two public submissions were received both objecting to the proposal. One objection was from the adjoining duplex owner stating again that she and her family use the PAW and therefore they object to closure. The adjoining landowner further stated that should closure of the accessway be supported, she would agree to her strata neighbour acquiring the land and the adjustment to be made to their strata title. The other objector stated that the PAW provides a quick and easy walk and/or cycle access through Winster Close to Doveridge Drive to the Mitchell Freeway cycle path south, the footpath to Glengarry Pre-School and Primary School, Glengarry Shopping Centre and Medical facilities and the rear access to St. Stephen's school and pre-primary facility.

Site Inspection

A recent site inspection of the PAW revealed very little graffiti or rubbish, but a smashed glass bottle had been left in the PAW. Fence damage was not evident and there is a light pole on the Ripley Way end of the accessway. Vision along the PAW was good and one senior school student used the PAW during the inspection.

COMMENT

As can be seen from Attachment (1) the subject PAW does form part of a network of accessways within this area of Duncraig. However, unlike others in the network, it does not appear to be a critical connection. Closure would mainly impact on the Ripley Way and Winster Close residents yet there has been very little opposition, suggesting the PAW is not greatly used. Notwithstanding this, there are alternative routes to facilities for the Ripley Close and Winster Close residents and the extra walking distance is not considered significant. Based on the foregoing information, closure of the pedestrian accessway between Ripley Way and Winster Close could be supported.

RECOMMENDATION

That Council SUPPORTS the closure of the pedestrian accessway between Winster Close and Ripley Way, Duncraig and authorises a request to be made to the Department of Land Administration to formally close the pedestrian accessway and dispose of the land to the adjoining landowners.

Appendices 13(a) and 13(b) refer

To access these attachments on electronic document, click here: Attach13abrf071100.pdf Attach13bbrf071100.pdf

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CJ318 - 11/00 PROPOSED CLOSURE OF PEDESTRIAN ACCESSWAY BETWEEN WARWICK ROAD AND BEGONIA STREET, DUNCRAIG - [43637]

WARD - South Coastal

CJ001107_BRF.DOC:ITEM 19

SUMMARY

All four adjoining landowners to the pedestrian accessway (PAW) between Begonia Street and Warwick Road, Duncraig have requested its closure stating they endure various and frequent acts of anti-social behaviour. (See Attachment 1). The PAW is also considered by the applicants to have been the entry and escape route in two burglaries to adjoining homes.

The PAW is a useful link to bus stops, Percy Doyle Complex and Galston Park and if closure were to take place, the increased walking distances involved for the users of the PAW is considered significant and therefore closure is not recommended. However, this PAW is one that could be considered for a lighting trial as part of the City's Safer Community Programme, subject to the necessary funds being available and increased security patrols in the vicinity of the subject PAW could also make a difference to the anti-social activities taking place.

DETAILS

The four adjoining landowners to the PAW between Begonia Street and Warwick Road, Duncraig have requested its closure as it is stated that two of the homes have been burgled and that evidence points to the intruders entering and exiting from the PAW. They also refer to enduring loud offensive language from rowdy youths, noise from skateboarders at all hours, graffiti on adjoining fences and driveways, rocks being thrown on roofs, bottles smashed, items such as beer cans litter the PAW and syringes have been found. They state they have also had their cars, garden objects and letterboxes vandalised and that these types of incidents have made their families feel insecure within their homes. They advise that if closure was supported, it would inconvenience only a very small number of genuine users.

Referral Process

The City referred the application to the Western Australian Planning Commission (WAPC), the Department of Transport (DOT) and the service authorities for their comments. The only service plant within the PAW is a City stormwater drainage line and, if closure was supported, this plant will require the protection of an easement.

The WAPC considered the impact the proposed closure would have on the walkable access to community facilities that exist within the immediate area, especially to bus stops and public open space. It advised that the proposed closure would not have a negative impact on local residents and therefore the WAPC did not object to the proposal.

The DOT objects to the closure stating that the PAW "*… provides a shorter route from Begonia Street to Warwick Road which is serviced by bus services 442 and 423. It also provides access to sporting facilities along Warwick Road. By removing the PAW, the walking distance to these facilities will be increased by as much as 500 metres."* The City queried the distance quoted of 500 metres and the DOT has since advised that though it still objects to the proposal, the distance of 500 metres quoted was an error, and should read 295 metres. The DOT apologised for any inconvenience caused.

Public Advertising

The proposal was advertised for a thirty-day period by signs on site and one notice in a local newspaper. At the end of the advertising period two supporting submissions were received and eight letters of objection, three objections were from residents of the same household in one case, and two from the same household in another. The City also received a petition signed by 48 residents representing 34 local households; some of the objectors had signed the petition and written a separate letter. One of the objectors does not live within the boundaries as shown on Attachment 1.

The two residents who have supported closure of the PAW would not be directly affected by any anti-social behaviour that takes place in the subject PAW, and in their submissions they requested the closure of other PAWs in the immediate vicinity. They refer to the anti-social behaviour the accessways attract and their need for regular maintenance.

The residents objecting to the closure give details of them using the PAW to access bus stops on Warwick Road and Poynter Drive stating these trips are on a daily basis, therefore for some objectors are as many as 10 times per week. It is stated that the PAW is regularly used to access Percy Doyle Reserve, the local library and recreation centre, to visit family and friends, to access Duncraig Primary School and the Burragah Way doctors. A local Neighbourhood Watch Representative along with other residents objecting, state that they have never encountered any major problems with the PAW, and graffiti and rubbish over the years have been minimal. Two of the objectors stated that there are unnecessary dark areas within the accessway that people could loiter in, caused by overgrown trees from adjoining properties. This information was acted on and the trees have since been cut back.

Site Inspection

A recent site inspection revealed little in the way of graffiti, rubbish or fence damage. There is not any direct lighting in the PAW however vision through it is reasonable. (See Attachment 2). Two people used the PAW during the inspection.

COMMENT

For residents in Arbor Court and most of Begonia Street, this PAW proves a useful link to bus stops on Warwick Road but especially Poynter Drive. It also is a link to Galston Park which has play equipment in it, the Percy Doyle Complex and the local recreation centre and library. Due to its useful location, closing it should not be the first option. Improved visibility from pruning of the overhanging trees and increased security patrols may assist in reducing any anti-social behaviour being experienced. This PAW may also benefit from the installation of direct lighting.

For residents in Arbor Court and most of Begonia Street, and the objectors to closure, the increased walking distances are considered significant and therefore closure is not recommended. However, increased security patrols in the area may assist and as part of the City's Safer Community Programme this PAW could be considered for a lighting trial, subject to the necessary funds being available.

RECOMMENDATION

That Council DOES NOT SUPPORT the closure of the pedestrian accessway between Warwick Road and Begonia Street, Duncraig but will consider this pedestrian accessway for a lighting trial as part of the City's Safer Community Programme subject to funds being available.

Appendices 14(a) and 14(b) refer

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DATE OF NEXT MEETING

The next meeting of the Council has been scheduled for **7.00 pm** on **TUESDAY, 28 NOVEMBER 2000** to be held in the Council Chamber, Joondalup Civic Centre, Boas Avenue, Joondalup

CLOSURE

DECLARATION OF INTEREST FORM, CLICK HERE: declaration of interest.pdf