



City of
Joondalup

DRAFT AGENDA

FOR ELECTED MEMBERS'

BRIEFING SESSION

TUESDAY, 17 APRIL 2001

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.*

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

CITY OF JOONDALUP – BRIEFING SESSION

to be held in Conference Room 1, Joondalup Civic Centre, Boas Avenue, Joondalup on
TUESDAY, 17 APRIL 2001 commencing at **6.00 pm**.

ORDER OF BUSINESS

OPEN AND WELCOME

APOLOGIES AND LEAVE OF ABSENCE

[Leave of Absence previously approved:](#)

Cr T Barnett: 20 April 2001 to 26 April 2001

Cr A Walker: 20 April 2001 to 28 April 2001

Cr A Nixon: 21 May 2001 to 3 June 2001

PUBLIC QUESTION TIME

The following questions were submitted by Mr V Harman, Ocean Reef to the Briefing Session held on 3 April 2001:

Re: CJ077-03/01 – Mobile Communications and Global Positioning System

Q1 What was the original budget for the project?

A1 The original budget for this project is \$112,966.

Q2 Will the budget be the same this time?

A2 Yes.

Q3 Whilst the proposal appears consistent with the worlds best practice in relation to asset management, can the method by which the benefits of the system are to be measured and monitored be made clearer?

A3 The benefits of implementing such a system will depend entirely on the system's scope and functionality. Prior to selecting a system, a business case analysis will be prepared and benefits identified.

Q4 The proposal indicates that there are, as expected, direct and indirect cost benefits from implementing the proposal. The direct savings are described as improved productivity, better data capture processes etc. Savings of 8.3% pa in Security Officer report preparation, yielding \$80,600 pa and administration of the City Watch system yielding \$15,000 in year one and \$29,000 in subsequent years are identified.

In order to determine the effectiveness of the system will Council implement measure to record and report savings attributed to the system?

- A4 A performance measurement system will be implemented to determine the effectiveness of the system.
- Q5 *Should the benefits be greater than expected, will consideration be given at an earlier stage to increasing the scope of the system and visa versa?*
- A5 Yes, the tender called for the initial installation of the system into 5 vehicles, with the option to implement additional units into further vehicles at a later stage
- Q6 *What systems and processes will be implemented to record the information necessary to determine that the system is producing the benefits expected?*
- A6 Prior to installing the system, process mapping will be documented and performance measures established to determine the effectiveness of the system.
- Q7 *What reporting mechanisms will be implemented so that Council can make continued value judgements as to the on-going benefits and confirmation of payback period?*
- A7 Detailed reports will be submitted to the executive management on an on-going basis.
- Q8 *Has a sensitivity analysis been conducted in relation to the 4½ year payback period?*
- A8 No, this is unable to be performed until the true scope and functionality of the system is known.
- Q9 *What situations can cause an:*
- (a) *earlier*
- (b) *later*
- payback period?*
- A9 The more functionality and scope that a system has which can also be further developed and enhanced, the shorter the payback period.

The following question was submitted by Mr Roy Phillips, Currambine to the Briefing Session held on 3 April 2001:

- Q1 *Further to the response provided to my previous questions relating to the report on the CEO's contract, if Council knew that the matter would take six months to resolve, why was the item not put on the agenda when it was known the matter would be discussed soon?*
- A1 The process undertaken took some time to come to fruition.

DECLARATIONS OF FINANCIAL/NON FINANCIAL INTEREST

TRIAL OF 'EN BLOC' VOTING

In an effort to speed up the resolution of the business of the Council meeting, the Council has agreed to trial a method of voting on items 'en bloc' at the Council meetings held on 10 April 2001 and this evening, 24 April 2001.

The process for this evening is that items:

- that require an absolute or special majority decision;
- where a member has declared a financial interest;
- where there is a need to debate an item where there is conjecture or if there is a disagreement with the recommendation(s);

will be debated separately.

At the commencement of the reports, the Mayor will invite elected members to declare to the meeting those items they wish to be discussed. Once all elected members have indicated which items they wish discussed, the Mayor will read aloud that list containing those items where a member has declared an interest or where an item requires a special or absolute majority.

The meeting will then debate and vote on those items individually, in numerical order. Once those items have been completed the Mayor will seek a motion from the floor for the balance of the items. That motion will then be declared carried.

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REPORT OF THE CHIEF EXECUTIVE OFFICER

ITEM 1 PROPOSED POLICY – PEDESTRIAN ACCESSWAYS – [57155]

WARD - All

SUMMARY

Council adopted the draft policy ‘Pedestrian Access Ways’ (PAW) at its meeting on 13 February 2001 (CJ003-02/01) and it was advertised for public comment for a 28-day period, closing on 15 March 2001.

Three submissions were received, most supporting the policy. Two of the responses have made suggestions on how to improve both the criteria for the assessment of applications for closure of PAWs and the overall design of new PAWs. One submission was received objecting to all PAWs in general.

The Pedestrian Access Ways policy aims to ensure that a safe, convenient and legible pedestrian movement network is maintained, whilst minimising any anti-social behavior that may be associated with PAWs. The operation of the policy was trialed in the assessment of a PAW closure between Warwick Road and Begonia Street (CJ003-02/01) with successful results. Adoption of the Pedestrian Access Ways Policy is recommended.

BACKGROUND

Proposal

While not a preferred solution, PAWs are an important element in the pedestrian movement system in suburban locations, particularly in suburbs incorporating cul-de-sacs. In recognition of their important role and the frequent requests received for closure, a policy was prepared to guide the assessment, use and development of PAWs to ensure that their role in the pedestrian movement network is maintained and enhanced.

A working party that consisted of elected members and staff examined the issues the policy would address. The principle objective of the policy identified by the working party was to ensure that a safe, convenient and legible pedestrian access movement network is provided whilst minimising any anti-social behaviour that may be associated with PAWs. A three-point framework was prepared to achieve the objective, which includes the introduction of subdivision and development guidelines for new PAWs and an assessment criteria for applications requesting closure of existing PAWs. The assessment criteria for closure requests is based on a mixture of social and urban design issues that ensure each assessment is examined on an objective basis. A third criteria provides a number of ways in which the amenity of the PAW can be improved to encourage safety for users in cases where an application for closure of an existing PAW is not supported.

By adopting this approach the policy moves away from past practice by placing more emphasis on assessment and less on the process of closure.

Previous Council Decision

At its meeting on 13 February 2001, Council adopted the draft policy (see attachment No.1) entitled 'Pedestrian Access Ways' and it was advertised for public comment for 21 days, closing on 15 March 2001.

DETAILS

Relevant Legislation

Under the provision of Clause 8.11.3 of District Planning Scheme No.2, Council shall consider all submissions received during the advertising period. After considering all submissions Council is required to finally adopt the draft Policy with or without modification, or not proceed with the draft Policy. Following final adoption of the Policy, notification is required and is published once in a newspaper circulating within the scheme area.

Advertising and Summary

The draft Policy entitled 'Pedestrian Access Ways' was advertised for public comment for a 21-day period, which closed on 15 March 2001. An advertisement was placed in the Local Newspaper for two consecutive weeks and individual letters were sent to Ministry for Planning, Department of Transport and Warwick Police Station. At the close of the advertising period a total of three submissions were received including a submission from the Warwick Police Station (Attachment 2).

One of the submissions objects to PAWs in general. Particular concerns have been raised to PAWs being the cause of various forms of anti-social behaviour, and for them being a dumping ground for rubbish, contributing to depreciating property values of surrounding properties. Issues concerning depreciating property values are not relevant as properties have always been valued recognising PAWs. In respect to issues concerning maintenance and anti-social behaviour, the policy attempts to address these issues through design guidelines for new PAWs and assessment and maintenance of existing PAWs.

The other two submissions indicate their support for the policy and provide general comment. One of the submissions has suggested that there are too many general conditions for the provision of PAWs in new subdivisions and that developers may not include them in subdivision design. It is suggested that the length of PAWs be increased so they may fit into most subdivision designs. The request has been given due consideration, however, the criteria provided for PAWs in new subdivisions has been given greater attention than in the past in an attempt to improve subdivision design to reduce some of the problems experienced with existing PAWs. The length of PAWs have been reduced to be in keeping with the design of new subdivisions, particularly the variety of lots sizes, as well as improving the safety of users by providing passive surveillance.

The submission from the Warwick Police Station indicates particular support to section 2(b) Nuisance Impact Assessment that requires the applicant to provide evidence of anti-social behaviour in support of their application for closure.

The draft policy was also circulated internally for comment. Comments were received from several staff, providing some suggestions to improve the assessment criteria for new and existing PAWs. All comments have been considered and some have been addressed in the policy through minor changes.

COMMENT

Issues

The draft Pedestrian Access Ways Policy brings together development provisions and assessment guidelines for existing and proposed Pedestrian Access Ways within the City of Joondalup. The form and arrangement of the policy have been reached following detailed consultation with Council staff and public consultation.

Some of the issues raised in the submissions are not directly concerned with the policy but raise problems associated with the operation of existing PAWs in the community. The policy has been prepared to address some of the issues raised by establishing guidelines for the creation of new PAWs and the assessment and maintenance of existing PAWs.

The policy indicates clearly that PAWs are generally not preferred, however where necessary in a new subdivision they must conform to design guidelines that will ensure that they are practical and safe for users. When considering existing PAWs the policy provides a comprehensive assessment criteria that considers both the concerns raised in relation to the operation of the PAW and the importance of the PAW to the community as part of the overall movement network. Where closure is not supported the policy considers alternatives to improving the design of the existing PAW.

The assessment criteria and process set out in the draft policy was used to provide additional assessment to a request for closure of the PAW between Warwick Road and Begonia Street (CJ003-02/01)

Assessment and Reason for Recommendation

The draft Pedestrian Access Way policy conforms to the requirements of Part 8.11 of the City of Joondalup District Planning Scheme No.2, which relates to the establishment of Local Planning Policies for the City.

The guidelines for the assessment of new and existing PAWs are considered to be a clear and consistent set of rules for the control and administration of PAWs in the City. The structure of the policy ensures that assessment of new or existing PAWs is on a case by case basis with the merit of each application based on the needs of the community as a whole, and sound urban design and planning principles. By adopting this approach the policy attempts to concentrate more on objective assessment and less on the statutory process than was previously the case.

RECOMMENDATION

That Council pursuant to clause 8.11 of the City of Joondalup's District Planning Scheme No 2 ADOPTS the policy entitled, 'Pedestrian Access Ways, forming Attachment 1 to this Report.

Appendices 1 and 1b refer. To access these attachments on electronic document, click here: [attach1brf240401.pdf](#) [Attach1bbrf240401.pdf](#)

ITEM 2 TENDER FOR SUPPLY OF LEGAL SERVICES TO THE CITY OF JOONDALUP - TENDER NO 046-00/01 - [58264]

WARD - All

SUMMARY

The existing agreements with the City's current legal advisers (Clayton Utz, Watts and Woodhouse, McLeod and Co and Mallesons Stephens Jaques) are due to expire on 23 April 2001.

Tenders were invited in February this year inviting qualified legal firms to make a submission to provide the City of Joondalup with legal advice for a four year period.

Seven confirming tenders were submitted and evaluated against a selection criteria. It is recommended that the following four firms be appointed:

- Kott Gunning
- Minter Ellison
- McLeod and Co
- Watts and Woodhouse

The appointed firms will not solely concentrate on one category of law, but will be able to provide advice on all the issues facing the City of Joondalup.

BACKGROUND

The Joint Commissioners of the former City of Wanneroo resolved at their meeting held on 24 February 1998 (Item FA18-02/98 refers) to:

'accept the following tenders for a term of 3 years:

- *McLeod and Co for legal services relating to planning issues;*
- *Mallesons Stephen Jaques for legal services relating to industrial relations;*
- *Clayton Utz and Watts and Woodhouse both be retained to provide legal services on general local government issues.'*

As Council expenditure on legal services is estimated to exceed \$50,000, it was necessary to invite tenders. As a result of these agreements expiring on 23 April 2001, tenders were duly invited for the supply of legal services to the City of Joondalup for a four-year period. Advertisements were placed in the 'West Australian' newspaper on 28 February 2001 and locally in the Community newspaper on 1 March 2001.

DETAILS

Following the statewide advertisements, there were 35 copies of the Tender Information Document (TID) supplied, with a total of eight tenders being received. The following firms submitted tenders:

- A D M Lindsey
- Bruce Harilch and Associates
- Gibson Tovey Mills
- Ilberys
- Kott Gunning
- McLeod and Co
- Minter Ellison
- Watts and Woodhouse

The expression of interest submitted by A D M Lindsey was declared non-confirming and incomplete, as the required information relating to the TID was not addressed and the submission was more for seeking a retainer rather than complying any of the tendering conditions.

None of the firms that submitted a tender are based within the City of Joondalup, however McLeod and Co did indicate in its tender submission that if successful it would give consideration to opening an office in Joondalup.

Each tender was assessed against an evaluation criteria which covered the following:

- demonstrated experience in providing legal services to other local governments and similar types of industries;
- demonstrated skill base expertise, resources, and in depth knowledge to provide advice across a wide sector of issues that relate to the City of Joondalup;
- areas of practice and firms expertise;
- willingness to provide value for money services;
- adoption of the City of Joondalup as a preferred client and how the firms deals with an actual or potential conflict of interest;
- relationship with other legal firms;
- nomination of two main contact staff, with their details;
- developed performance indicators;
- proposed response times;
- details of at least two referees;
- price.

Following the evaluation of each of the tenderers against the criteria, it is suggested that the following four legal firms be engaged.

- Kott Gunning
- McLeod and Co
- Minter Ellison
- Watts and Woodhouse

COMMENT/FUNDING

The recommendation is to engage a panel of four firms to supply legal advice to the City, with no set 'categories.' This will allow more freedom when seeking legal advice, and not restrict those that advice can be obtained from. There, however, is likely to be some of the firms that are more specialised in areas of law than the others.

The following is a brief overview of each of the tenderers recommended.

Minter Ellison

Minter Ellison is one of WA's major law firms. It has been providing legal services in Perth for more than 100 years and remain an independent WA owned and operated firm.

In the most recent edition of Legal Profiles (2000/01), Minter Ellison scored the highest available 'Premier' rating for legal services in 25 categories of practice including planning and local government, administrative, environment, government, commercial and property transactions and development.

Minter Ellison has acted for local governments in WA for more than 100 years. Its tender submission details:

- 64 municipalities including seven cities, nine towns and 48 shires;
- the Western Australian Municipal Association (WAMA);
- the Local Government Association and the Country Shire Councils Association;
- the Australian Local Government Association.

Minter Ellison has nominated Messrs Graham Castledine and Andrew Roberts as its key contacts for the City.

Minter Ellison currently undertakes the City's prosecution work.

Kott Gunning

Kott Gunning has been providing legal advice for over 80 years and as such is one of WA's oldest independent legal practices;

Kott Gunning has grown to become a medium sized law firm providing a full range of services to commercial and private clients. The firm's major areas of practice are commercial law, property, building and construction, banking and finance, insurance and local government. Kott Gunning has provided legal services on behalf of five metropolitan and two country local governments.

Kott Gunning has nominated Mr Laurie James and Ms Anne Hurley as its key contacts for the City.

Kott Gunning was previously used by the former City of Wanneroo.

McLeod and Co

McLeod and Co has been established for 21 years and provides exclusive or substantial legal services to 19 of the 29 metropolitan local governments. It also provides legal advice to some of the more substantial country local governments.

The advice given to these local governments is not solely confined to one category of law, but all areas of local government activity.

McLeod and Co has maintained the primary focus of its local government representation, and has regularly refused instructions to act for private or corporate clients where a conflict with an established local government representation might occur. As at February 2001, approximately 80% of the firm's practice involves acting for local or state government.

McLeod and Co has nominated Messrs Denis McLeod and Geoff Owen as its key contacts for the City.

McLeod and Co currently provide town planning advice to the City.

Watts and Woodhouse

Watts and Woodhouse was established in 1997 and since that time has acted for a number of local and regional governments.

Prior to the establishment of Watts and Woodhouse, John Woodhouse was the head of Minter Ellison's local government planning and environment practice in WA and the national head of the Minter Ellison Legal Group's planning and environment practice.

John was the principal legal counsel for the City of Perth (prior to its division) for over a decade and was used as a consultant on local government and planning matters by the Minister for Local Government, the Ministry for Planning, the Minister for Planning, the Office of Premier and Cabinet and WAMA.

Watts and Woodhouse has nominated Mr John Woodhouse and Mr Peter Brown as its key contacts for the City.

Watts and Woodhouse currently provide general local government advice to the City.

Of the current legal advisors, Mallesons Jaques and Clayton UTZ collected the tender documents, however, decided not to submit a tender.

The City's terms and conditions specifically asked the tenderers to demonstrate the avoidance of conflict of interest, prompt services, training session at no cost to the City and detailed invoices. The proposed contracts will not provide any exclusive rights to any of the recommended tenderers. The price schedule submitted by the successful tenderers are attached.

RECOMMENDATION

That Council in accordance with the general conditions of tendering (Tender No 046-00/01) **ACCEPTS** the tenders from the following legal firms for the supply of legal advice to the City of Joondalup for a period of four years in accordance with the conditions of tendering:

- **Minter Ellison**
- **Kott Gunning**
- **McLeod and Co**
- **Watts and Woodhouse**

Appendix 2 refers. To access this attachment on electronic document, click here:
[Attach2brf240401.pdf](#)

ITEM 3 VACANCIES - WESTERN AUSTRALIAN MUNICIPAL ASSOCIATION – MUNICIPAL LIABILITY/WORKCARE SELF INSURANCE SCHEMES BOARD OF MANAGEMENT - [2011]

WARD - All

SUMMARY

The Western Australian Municipal Association (WAMA) has invited Councils which are members of the Municipal Liability Scheme and the Municipal WorkCare Scheme to submit nominations to the Municipal Liability/WorkCare Self Insurance Schemes Board of Management.

Vacancies exist for four members. Nominations close on Thursday 16 May 2001 at 4.00 pm.

DETAILS

Councils which are members of the Municipal Liability Scheme and the Municipal WorkCare Scheme are invited to submit nominations to the Municipal Liability/WorkCare Self Insurance Schemes Board of Management.

Nominations are invited from elected members or officers with:

- a business management approach to the monitoring and controlling of a major commercial operation such as this (senior business management experience would be a decided advantage);
- an ability to understand insurance and risk management concepts and procedures;
- commitment to a co-operative self-management approach to local government liability and workers compensation risks.

Nominations close on Thursday 16 May 2001 at 4.00 pm.

Vacancies are for four members. Appointments are conditional on the understanding that nominees and delegates will resign when their entitlement terminates – that is, they are no longer elected members or serving officers of a Scheme member Local Government. This ensures that the Board members are always active in Local Government as an elected member or serving officer of a participating member council. The successful candidates will also be required to sign Confidentiality Agreements prior to taking up their appointments.

The primary objectives of the Municipal Liability Scheme and the Municipal WorkCare Schemes are to provide stable cost effective civil liability and workers compensation protection for WA local governments through risk sharing and excellence in management.

The Services are owned by Local Government through WAMA, with day to day management undertaken by Jardine Lloyd Thompson under contractual arrangements.

The Board oversees the Schemes as a business board which sets policies for and monitors the performance of the Schemes.

Power is delegated by WAMA to the Board to discharge the following responsibilities on behalf of WAMA:

- to establish business plans for the Schemes with ongoing review;
- to establish key performance indicators and set achievable targets in consultation with the Scheme managers;
- to monitor the performance of Jardine's management of Scheme operations against key performance indicators;
- to require Jardine to put forward policy recommendations on key operational issues for the Services, including reinsurance, deductibles, level of contributions, levels of policy cover, investments, provisioning (reserves), risk management, rehabilitation, etc, and to adopt policies on these issues and keep them under review;
- to make procedural determinations on processes which are to be followed for the resolution of major claims;
- to satisfy itself that satisfactory reinsurance cover has been obtained for the Schemes for each Fund Year;
- to accept Members, with authority to place conditions for admission to membership, with authority for the Board to delegate this power to Jardine;
- to consider the advice of the Scheme Managers and make determinations on:
 - the levying of additional contributions on Members where the Board considers such action to be necessary, and on the disbursement of surpluses, and;
 - the application of penalty loading or other directives to members of the Schemes who have failed to comply with reasonable risk management standards or taken on additional risk exposures;
- to approve annual budgets, Financial Statements and Annual Reports for the Schemes;
- to appoint Scheme bankers, actuaries, auditors, legal panels, investment advisers and other service providers as required;
- to consider Actuaries reports and set reserves;
- to consider auditors reports;
- to review the findings of Scheme performance reviews and customer satisfaction surveys;
- to adopt and keep under review the Rules and policy wordings;
- to undertake such inquiries and seek such reports and information on the Schemes' operations as the Board deems fit.

The terms will commence on 30 June 2001. Three vacancies are for four year terms, to 30 June 2005 and one vacancy is for a two year term, to 30 June 2003. Meetings are usually held on the 4th Thursday of each month, for a duration of approximately two hours, and are held at Local Government Insurance Services Boardroom, 1st Floor, Local Government House, 15 Altona Street, West Perth.

There is a directors fee of \$6,000 per annum, paid in quarterly instalments, plus travel expenses if applicable.

The current committee members are:

Mr Rob Rowell – Chairman

Ms Ricky Burges (WAMA CEO)

Cr Ian Mickel (WAMA President)

Cr Ken Pech (Shire of Gnowangerup)

Mr Ross McLean (Chamber of Commerce & Industry)

Mr David West (Independent appointee)
Mr Kevin Karlson (Independent appointee)
Cr Ron Norris (Town of Mosman Park) - *term expiring*
Cr Laurence Goodman (City of Perth) - *term expiring*
Mr Stuart Cole (City of Belmont) - *term expiring*
Cr Ian Steele (Town of Cambridge) - *term expiring*
- plus representatives of Scheme Manager (Jardine Lloyd Thompson)

RECOMMENDATION

That Council NOMINATES the Director Resource Management, Mr John Turkington, for consideration of appointment to the Municipal Liability/WorkCare Self Insurance Schemes Board of Management.

ITEM 4 VACANCIES - WESTERN AUSTRALIAN MUNICIPAL ASSOCIATION - VARIOUS COMMITTEES - [02011]

WARD - All

SUMMARY

The Western Australian Municipal Association (WAMA) has invited member Council to submit nominations to various committees.

Nominations are invited from elected member and officer representatives with experience, knowledge and an interest in the relevant issues.

Nominations for all vacancies close on Friday 11 May 2001 at 4.00 pm.

DETAILS

The Western Australian Municipal Association has invited member Council to submit nominations to the following committees:

- Western Australian Pedestrian Advisory Council;
- Safer WA Council;
- Bush Fire Service Consultative Committee;
- Heritage Council of Western Australia;
- Fluoridation of Public Water Supplies Advisory Committee;
- Fire and Rescue Service Consultative Committee.

Nominations are invited from elected member and officer representatives with experience, knowledge and an interest in the relevant issues.

Nominations for all vacancies close on Friday 11 May 2001 at 4.00 pm.

Appointments are conditional on the understanding that nominees and delegates will resign when their entitlement terminates – that is, they are no longer elected members or serving officers of Local Government. This ensures that the WAMA representative is always active in Local Government as an elected member or serving officer.

Details of this vacancy can also be found at the Interaction section of the WAMA website at: <http://www.wama.wa.gov.au/interaction/index.html>.

1 WESTERN AUSTRALIAN PEDESTRIAN ADVISORY COUNCIL – WAMA Metropolitan Member and Deputy Member

Nominations are invited from an elected member or serving officer experienced in or with a knowledge/interest in transport and pedestrian issues.

The Committee will coordinate the many public and private sector organisations with roles in integrated transport. The result will be a well-integrated and sustainable pedestrian system, that will meet community needs, improve health, and reduce greenhouse emissions, air pollution and traffic congestion.

The term will commence upon appointment for a term of two years. This committee has recently convened. Meetings are held at various metropolitan locations, with date and time of meetings to be advised.

There is no meeting fee.

The Committee will comprise the following representatives;

- Disability Services Commission Representative;
- Curtin University Representative;
- Transport Representative;
- Ministry for Planning Representative;
- Ministry of Sport and Recreation Representative;
- Office of Children’s Affairs, Women and Seniors Representative;
- Education Department of WA representative;
- Health Department of WA Representative;
- Murdoch University Representative;
- Main Roads WA Representative;
- Ministry of Sport and Recreation Representative;
- Royal Automobile Club Representative;
- WAMA Representative;
- National Heart Representative.

2 SAFER WA COUNCIL – WAMA Member

Nominations are invited from an elected member or serving officer with experience in or knowledge/interest in Community Security.

The Committee will:

- assist the State Government in Crime Reduction;
- increase Local Community involvement in decision making and prioritising;
- improve the performance of both reactive and proactive responses to crime;
- provide more effective early intervention for at risk individuals and families;
- provide more effective partnership between Government and non-Government organisations dealing with the causes and consequences of crime;
- collect and publish meaningful data on crime rates and clean up rates.

The term will commence upon appointment for a period of two years. Meetings run for approximately two hours. Date, time and location of meetings are to be advised.

A meeting fee is payable.

The Committee will comprise of:

- Chairperson;
- Safer WA representative;
- WAMA representative;
- Aboriginal Representative;

- Youth representative;
- Government representative
- CEOs representing Family and Children Services.

3 BUSH FIRE SERVICE CONSULTATIVE COMMITTEE – WAMA Member

Nominations are invited from an elected member or serving officer experienced in or with a knowledge/interest in the Bush Fire Service.

The Committee will:

- provide advice to the FESA Board and CEO in relation to all matters concerning the operation of the Consultative committee;
- facilitate communication, understanding and improvement in all Bush Fire Services activities.

The term will commence upon appointment for a period of two years. Meetings are held quarterly, at the Fire and Emergency Services, 480 Hay Street, Perth. Date, time and duration of meetings are to be advised.

There is no meeting fee; travel fees will be paid.

The Committee will comprise the following representatives:

- Chairperson – FESA Board member
- Volunteer representative;
- CALM representative;
- WAMA representative;
- Volunteer Association representative;
- FESA Staff representative.

4 HERITAGE COUNCIL OF WESTERN AUSTRALIA (Panel of up to three names) – Local Government Representative

Nominations are invited from an elected member or serving officer with experience/interest in heritage matters.

The Committee will:

- establish and maintain the Register of Heritage Places, an extensive list of places which it is believed should be conserved for future generations;
- ensure any development of heritage places is in accordance with the value placed on cultural heritage by the community;
- promote awareness and knowledge of cultural heritage.

The term will commence upon appointment and is at the Minister's discretion. Meetings are held monthly at Heritage Council, 108 Adelaide Terrace, Perth. Meetings run for 1-2 hours at a date and time to be advised.

A meeting fee is payable.

The Committee comprises the following representatives:

- Chairman;
- National Trust representative;
- Local Government representative;
- a person appointed to represent the interests of owners;
- a person appointed to represent professional organisations having relevant professional skills; and
- four other persons, having qualifications particularly relevant to or expertise or experience or a practical interest in matters within the functions of the Council.

5 FLUORIDATION OF PUBLIC WATER SUPPLIES ADVISORY COMMITTEE – LGA Member

Nominations are invited from an elected member or serving officer experienced in health issues.

The Committee will consider:

- fluoridation in public water supplies;
- public water supply testing by Councils;
- provide advice to the Minister on fluoridation.

The term will commence upon appointment for a period of two years. Meetings are held as required at 1st Floor, A Block, 187 Royal Street, East Perth. Date and time of meetings are to be advised; duration of meetings is 1-2 hours.

There is no meeting fee.

The Committee will comprise of the following representative:

- Health Department representative;
- Water Corporation representative;
- Chemistry Centre representative;
- AMA representative;
- Dental Association representative;
- WAMA representative.

6 FIRE AND RESCUE SERVICE CONSULTATIVE COMMITTEE – WAMA Member

Nominations are invited from an elected member or serving officer experienced in or with a knowledge/interest in Bush Fire Services.

The Committee will:

- provide advice to the FESA Board and CEO in relation to all matters concerning the operation of the Consultative Committee;
- facilitate communication, understanding and improvement in all Fire and Rescue Service activities.

The term will commence upon appointment for a period of two years. Meetings are held quarterly at the Fire and Emergency Services, 480 Hay Street, Perth. Date, time and duration of meetings are to be advised.

There is no meeting fee; travel fees will be paid.

The Committee will comprise of representatives from:

- Chairperson – FESA Board Member;
- Insurance Council Australia;
- FRS Volunteer Association;
- United Fire Fighters Union;
- WAMA representative;
- FESA staff representative.

RECOMMENDATION

Submitted for nomination

ITEM 5 STRATEGIC PLAN 2000 - 2005 - [25013, 52143]

WARD - All

SUMMARY

A review of the City's first Strategic Plan 1999 2003 has been undertaken following consultation with the community, key stakeholders, Council and the Administration. The new draft Plan covers the period 2000 – 2005 and provides an outline of the future direction for the City, what the City wants to achieve, how the City intends to achieve it and how the performance will be measured. The Strategic Plan is one of the primary sources the City uses in all its planning and budgeting processes and activities.

This report notes that one submission was received as a result of the public invitation to comment on the draft. The resident from Duncraig, Mr Baird is being provided with a letter addressing the comments and concerns he has raised.

This report recommends that the Draft Strategic Plan 2000–2005 be endorsed for printing and public release.

BACKGROUND

Strategic Plan 2000–2005

The Strategic Plan review process commenced on Tuesday 31 October 2000 initially involving the Mayor, Councillors and the Executive Management Team reviewing the existing Plan.

A number of meetings have been held with community groups and the Joondalup Stakeholder Group. Also, 130 Strategic Plans were distributed to members of the Joondalup Business Association for comment. In addition, the draft Plan has been made available at the City's libraries and web site for comment.

Many of the suggestions received from the community and the Stakeholder Group were too detailed to be included in the Strategic Plan and will be considered in the development of other more specific plans and in the activities of Council.

The new draft Plan covers the period 2000–2005 and provides an outline of the future direction for the City; what the City wants to achieve; how the City intends to achieve it and how the performance will be measured.

The Strategic Plan is one of the primary sources the City uses in all its planning and budgeting processes and activities.

At the Council meeting held on 27 February 2001 Council endorsed the recommendation that the draft Strategic Plan 2000-2005 be released to the community for final comment prior to it being approved for printing and distribution. The close off date for comment was 9 April 2001.

A final copy of the Strategic Plan 2000–2005 is submitted for consideration and endorsement (Attachment A refers).

DETAILS

This Strategic Plan has been prepared by the Council and Executive and developed in three phases.

Phase 1: Review of the Strategic Plan 1999 - 2003 (October – November 2000)

Executive Management and Council reviewed the first Strategic Plan, which had been developed by Executive Management and Joint Commissioners.

Phase 2: Community Workshops and Consultation (October – December 2000)

Community consultation is a very important element in the review process. Over 350 letters were sent to residents' associations, community and other groups in the City, to encourage participation and comment. There were two community workshops held within the City.

Feedback was received from the Joondalup Stakeholder Group and staff, also the opportunity was made available for the community to provide feedback on the Plan via the City's website.

Phase 3: Developing a final version of the Strategic Plan (February – April 2001)

Feedback from the community workshops, Joondalup Stakeholder Group and internal staff has been considered in detail. The main themes were incorporated into the revised draft of the Strategic Plan.

Comments about specific services were forwarded to the City staff for consideration in Directorate and Business Unit Plans.

Overall, feedback supported the general direction of the Plan.

The revised draft was made available for public comment for a 30-day period that closed on 9 April 2001.

On 9 April 2001 a letter was received by the Administration from a resident, Mr Baird of Duncraig, raising concerns about what he perceives as the rhetoric in relation to two-way communication and public participation and practice. In essence the comments were negative basically stating the Strategic Plan can not be put into practice. However, as stated in the advertisements in the paper and now listed in the Foreword of the Plan input received from community members and stakeholders was too specific for a Strategic Plan which is overarching document. Such information was referred to more specific plans and activities of Council staff.

Other references were to the lack of availability of detail budget and capital works information. As the Strategic Plan 2000 – 2005 is a draft and has not yet gone to Council for endorsement all referencing material has not been compiled into one location ie. Strategic Planning Business Unit. Once the Plan has been endorsed by Council a reference library will be generated containing all the relevant documents.

COMMENT/FUNDING

An amount has been included in the operating budget of the Organisation and Strategic Development Business Unit for the printing and distribution of the Strategic Plan 2000–2005.

Account No:	112022213720
Budget Item:	Printing
Budget Amount:	\$5,000
Actual Cost:	\$5,000

RECOMMENDATION

That Council APPROVES the Strategic Plan 2000–2005, forming Attachment 1 to this Report, for printing and distribution.

Appendix 3 refers. To access this attachment on electronic document, click here:
[Attach3brf240401.pdf](#)

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ITEM 6 APPOINTMENT OF DELEGATE TO THE NORTH METRO COMMUNITY ON-LINE ASSOCIATION INC – [34002]

WARD - All.

SUMMARY

The City is in the initial stages of establishing an on-line community portal. The Steering Group, made up of key leaders from Business, Education and Local Government in the Joondalup Wanneroo Region has established an Incorporated Association to take a leadership role in promoting the connection, provision and use of information communication technology (ICT) in the region. At the meeting of 27 February 2001, Council agreed to become a foundation member of the North Metro On-line Community Association Inc (Item CJ036 - 02/01 refers). This report recommends the appointment of a delegate as a foundation member of the North Metro Community On-line Association.

BACKGROUND

In 1999, the City commenced investigation into the establishment of an on-line community portal. The general purpose was to provide services, encourage training adoption and use of on-line technology and provide a platform for business to business, customer to business, business to customer transactions, and development, using information technology.

The City established a working group comprising representatives from Edith Cowan University, North West Metro Business Enterprise Centre, Department of Commerce and Trade, City of Wanneroo and representatives from the District Education Office, to develop the concepts and plans for implementation.

In July 2000, an on-line steering group was established comprising of senior officers from the organisations on the working group previously mentioned and in addition, representatives from Department of Contract and Management Services, the Wanneroo and Joondalup Business Associations.

The steering group has developed the project and has now established an Incorporated Association to develop and implement the project. As a foundation member of the On-line Community Association, the City is entitled to appoint one member to the Committee of Management.

DETAILS

Rules of the North Metro Community On-line Association

The project has a wide range of partners. To capture the opportunities this partnership base offers and to manage the project, the steering group has established an Incorporated Association to meet the objectives for the project. Rules of the Association have been prepared and they propose that the following organisations are foundation members.

- City of Joondalup;
- City of Wanneroo;
- Edith Cowan University;

- North West Metro Business Enterprise Centre;
- Joondalup Business Association Inc;
- Wanneroo Business Association Inc;
- State Government.

The new incorporated body is named the North Metro Community On-line Association Inc.

The objects of the Association are:

- (a) take a leadership role in promoting and enabling the connection, provision and use of information communication technology in the region;
- (b) create and or promote the use of information communication technology as a vehicle for community and business development;
- (c) create a sense of community that is safe, inclusive, which encourages diversity and a sense of belonging through the use of information communication technology;
- (d) develop a diverse range of services through information communication technology that is inclusive and to the benefit of the region; and
- (e) promote the development of information communication technology based services for all sectors of the community.

The pursuit of the objects will provide the community and the City with the opportunities a regional portal has to offer.

Council, at its meeting of 27 February 2001 agreed that the City be a foundation member of the Association (Refer Item CJ036 - 02/01). This entitles the City to appoint one member to the committee of management. This would ensure that the City's interests are addressed at the Association.

Committee of Management

Under the Rules of the Incorporated Body the affairs of the Association shall be managed exclusively by a Committee of Management consisting of:

- (a) a Chairperson;
- (b) a Vice-Chairperson;
- (c) a Secretary;
- (d) a Treasurer; and
- (e) up to 5 ordinary Committee members,

all of whom shall be members of the Association.

The Foundation Members shall each be entitled to appoint one member of the Committee at a time.

Up to 4 members of the Committee may be elected at a general meeting. Half of the members elected at the first election shall hold office for one year, the other half shall hold office for 2 years at a time determined by lot. Future elected members shall hold office for a term of 2 years.

The quorum for meetings of the Committee shall be half plus one of the Committee members.

The Committee shall appoint a nominee of the Foundation Members to hold the office of Chairperson for the first 2 years. Subsequent Chairpersons shall be elected for 2 year terms from the Committee by the Committee.

The Committee shall appoint from among its members persons to hold the offices of Vice Chairperson, Secretary and Treasurer. The first appointment for the positions of Vice Chairperson and Secretary shall be for one year. Subsequent appointments shall be for 2 year terms. The first and subsequent appointments for the position of Treasurer shall be for 2 year terms.

All decisions of the Committee shall be made by majority vote on a show of hands and each member of the Committee shall have one vote. The Chair at any meeting of the Committee shall have a casting vote as well as a deliberative vote.

The Committee may from time to time:

- (i) appoint sub-committees to carry out any special duties for or on behalf of the Association;
- (ii) disband such sub-committees.

The President shall automatically be a member of all sub-committees and shall have and exercise such powers and duties as may be delegated by the Committee.

No President shall hold office for more than 2 consecutive years. However, after a lapse of a further one consecutive year the President may once again become eligible for election as president.

The various responsibilities of each of the positions on the Committee are outlined in the Rules of the North Metro Community On-line Association (Attachment 1, Clauses 3, 4 & 5 refer).

COMMENT/FUNDING

The first 12-18 months will be critical in the development phase of the community portal project. During this period it would be important to ensure the City's interests are addressed and therefore, the delegate should have a clear understanding and appreciation of the potential and use of information communication technology. The delegate should also have sound skills in project management, particularly in relation to information technology projects.

The time commitment for the delegate with the Committee of Management meetings would be approximately 2 to 3 hours every fortnight. It is anticipated that Committee meetings would be held on a Wednesday afternoon, commencing at 3:00pm.

On the basis of the anticipated commitment required, it is recommended that in the initial stage of the project, the Chief Executive Officer be appointed as the City's delegate.

RECOMMENDATION

That Council AGREES to the appointment of the Chief Executive Officer to the committee of management of the North Metro Community Online Association Inc.

Appendix 4 refers. To access this attachment on electronic document, click here:
[Attach4brf240401.pdf](#)

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ITEM 7 MINUTES OF MEETING OF HOUSE COMMITTEE - [59064]

WARD - All

SUMMARY

A meeting of the House Committee was held on 28 March 2001 and the unconfirmed minutes are submitted for noting by Council and endorsement of the recommendations contained therein.

BACKGROUND

The unconfirmed Minutes of the House Committee meeting held on 28 March 2001 are included as Attachment 1.

RECOMMENDATION

That Council:

- 1 NOTES the unconfirmed Minutes of the House Committee meeting held on 28 March 2001, forming Attachment 1 to this Report.**
- 2 HOLDS one Volunteer Appreciation cocktail function each month starting in Volunteers Week May 2001, with:**
 - (a) functions to be held on a Thursday evening in the Council Lounge/Dining area starting at 6pm and finishing at 7.30pm;**
 - (b) a Certificate of Appreciation to be presented by Councillors to each volunteer upon arrival;**
 - (c) invitations to include the wording “in recognition of the International Year of the Volunteer”;**
 - (d) Costing and proposed designs for badges/pins to be presented to a future Briefing Session;**
- 3 NOTES that future House Committee meetings are to be held on the third Wednesday of each month starting at 6pm.**

Appendix 5 refers. To access this attachment on electronic document, click here:
[Attach5brf240401.pdf](#)

ITEM 8 MINUTES OF THE ENVIRONMENTAL ADVISORY COMMITTEE MEETING – 22 MARCH 2001 – [00906]

WARD - All

SUMMARY

A meeting of the Environmental Advisory Committee was held on 22 March 2001 and the minutes of the meeting are submitted for noting by Council and endorsement of motions.

BACKGROUND

The Environmental Advisory Committee meeting held on 22 March 2001 achieved a quorum and considered business items arising from the previous meeting held on 22 February 2000.

The committee discussed a wide range of items including:

- the minutes of the Conservation Advisory Committee,
- the minutes of the Joondalup Community Coast Care Forum held on 27 November 2000 and the minutes of the Yellagonga Catchment Group meeting held on 25 January 2001.
 - a draft work plan for the Environmental Advisory Committee for 2001,
 - the Perth Air Quality Management Plan,
 - information summaries relating to seminars, conferences and various documents.
 - “Triple Bottom Line” (economic, social and environmental) performance reporting.

The committee noted the minutes of the Conservation Advisory Committee held on 15 March 2001(Attachment B refers).

Two working groups of the Environmental Advisory Committee reported to the committee, firstly in relation to the Perth Air Quality Management Plan and secondly in relation to the revised committee work plan for 2001.

DETAILS

The minutes of the Environmental Advisory Committee held on 22 March 2001 are included as Attachment A.

The following motions were put and carried:

MOVED Mr V Harman SECONDED Cr Mackintosh that the minutes of the Environmental Advisory Committee meeting held on 22 February 2001 be accepted as a true and accurate record.

MOVED that the Environmental Advisory Committee NOTES the Minutes of the Conservation Advisory Committee meeting held on 15 March 2001 and forwards the Minutes for noting by Council.

The Environmental Advisory Committee noted the minutes of the minutes of the Joondalup Community Coast Care Forum (27 November 2001) and the Yellagonga Catchment Group (25 January 2001).

A motion was put in relation to the Perth Air Quality Management Plan. The motion sought Council endorsement for gaining assistance from the Western Australian Municipal Association and the Department of Environmental Protection, to progress the development of detailed project specifications for relevant actions for the City of Joondalup, including resourcing requirements, the expected impact on air quality, and the development of detailed implementation plans for implementation. This activity is presently being undertaken via several working groups which have been established by the Department of Environmental Protection. Additional information was received following the meeting of the Environmental Advisory Committee, regarding working groups. The motion put forward has been superceded and is therefore not put to Council for endorsement.

All other motions related to internal committee actions.

RECOMMENDATION

That Council NOTES the unconfirmed minutes:

- 1. of the Environmental Advisory Committee meeting held on 22 March 2001 forming Attachment 1 to this Report;**
- 2. of the Conservation Advisory Committee held on 15 March 2001 forming Attachment 2 to this Report.**

Appendices 6a and 6b refer. To access these attachments on electronic document, click here: [Attach6abrf240401.pdf](#) [Attach6bbrf240401.pdf](#)

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ITEM 9 MINUTES OF JOONDALUP YOUTH ADVISORY COUNCIL MEETINGS – MARCH 2001 – [45637]

WARD - All

SUMMARY

Meetings of the Joondalup North and South Youth Advisory Councils were held on 19 and 21 March 2001. The unconfirmed minutes of these meetings are submitted for noting by Council.

DETAILS

The unconfirmed minutes of the meeting of the Joondalup North Youth Advisory Council held on 19 March in Conference Room 1 are included as Attachment 1.

The unconfirmed minutes of the meeting of the Joondalup South Youth Advisory Council held on 21 March 2001 in Committee Room 2 are included as Attachment 2.

No action is required from these minutes.

RECOMMENDATION

That Council NOTES the unconfirmed minutes:

- 1 of the Joondalup North Youth Advisory Council meeting held on 19 March 2001 forming Attachment 1 to this report;**
- 2 of the Joondalup South Youth Advisory Council meeting held on 21 March 2001 forming Attachment 2 to this report.**

Appendices 7a and 7b refer. To access these attachments on electronic document, click here: [Attach7abrf240401.pdf](#) [Attach7bbrf240401.pdf](#)

ITEM 10 WARRANT OF PAYMENTS FOR THE PERIOD ENDING 31 MARCH 2001 – [09882]

WARD - All

SUMMARY

This report details the cheques drawn on the funds during the month of March 2001. It seeks Council's approval for the payment of the March 2001 accounts.

BACKGROUND

FUNDS	VOUCHERS	AMOUNT
		\$ c
Director Resource Management Advance Account	029657-030494	6,473,773.70
Municipal	000251-000254	6,473,773.70
	TOTAL \$	12,947,547.40

It is a requirement pursuant to the provisions of Regulation 13(4) of the Local Government (Financial Management) Regulations 1996 that the total of all other outstanding accounts received but not paid, be presented to Council. At the close of March 2001, the amount was \$531,705.32.

The cheque register is appended as Attachment A.

CERTIFICATE OF THE DIRECTOR RESOURCE MANAGEMENT

This warrant of accounts to be passed for payment, covering vouchers numbered as indicated and totalling \$12,947,547.40 which is to be submitted to each Councillor on 24 April 2001 has been checked and is fully supported by vouchers and invoices which are submitted herewith and which have been duly certified as to the receipt of goods and the rendition of services and as to prices, computations and casting and the amounts shown are due for payment.

RHONDA HARDY
Manager Accounting Services

J B TURKINGTON
Director Resource Management

CERTIFICATE OF MAYOR

I hereby certify that this warrant of payments covering vouchers numbered as indicated and totalling \$12,947,547.40 submitted to Council on 24 April 2001 is recommended for payment.

.....
Mayor John Bombak

RECOMMENDATION

That Council APPROVES for payment the following vouchers, as presented in the Warrant of Payments to 31 March 2001, certified by the Mayor and Director of Resource Management and totalling \$12,947,547.40.

FUNDS	VOUCHERS	AMOUNT
		\$ c
Director Resource Management Advance Account	029657-030494	6,473,773.70
Municipal	000251-000254	6,473,773.70
	TOTAL \$	12,947,547.40

Appendix 8 refers. To access this attachment on electronic document, click here:
[Attach8brf240401.pdf](#)

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ITEM 11 FINANCIAL REPORT FOR THE PERIOD ENDING 31 MARCH 2001 - [07882]

WARD - All

SUMMARY

The monthly financial report for the period ending 31 March 2001 is appended as Attachment A.

Following on from the half-year Budget review, funds of **\$963.1k** were identified for re-distribution however only New Projects of **\$219k** were funded. Council will review the distribution of the balance of **\$744k** at the end of the financial year.

The March report is the 9th financial report for the 2000/2001 financial year. The report shows a variance of **\$8.1m** when compared to the Revised Budget for the year to date. This variance can be analyzed as follows:

- The Operating position shows a variance of **\$4.1m** to budget at the end of March 2001 due to revenue not received of **\$0.2m** and underspending in Employee Costs of **\$0.9m** and Materials & Contracts of **\$3.3m**.
- Capital Expenditure shows a variance to budget of **\$1.5m** at the end of March 2001. This is primarily due to purchases of Computer and Communication Equipment and Plant & Light Fleet that had not been undertaken as a consequence of the moratorium on the replacement of Light Fleet.
- Capital Works shows a variance to budget of **\$2.5m** at the end of March 2001. However, the City has currently committed expenditure of approximately **\$1.2m**. It is also anticipated that certain Capital Works will be incomplete at the end of the financial year. These arise as the works span financial years and include new funding received through the Federal Government's Roads to Recovery Program.

RECOMMENDATION

That the Financial Report for the Period Ended 31 March 2001 be NOTED.

Appendix 9 refers. To access this attachment on electronic document, click here:
[Attach9brf240401.pdf](#)

ITEM 12 APPOINTMENT OF INSURANCE BROKERS FOR 2001/2002 - [05581]

WARD - All

SUMMARY

This report demonstrates that the general local government insurance market has over the last several years, tightened with niche markets emerging. Insurance brokerage has specialised to a point where the placement of local government insurance coverage is limited.

It recommends from a 'best value' perspective that the City appoints Municipal Insurance Broking Services (MIBS) as its insurance broker for the 2001/02 financial year.

BACKGROUND

The City's insurance portfolio is as follows;

- Workers Compensation Insurance
- Public Liability/Professional Indemnity Insurance
- Industrial Special Risks (Property) Insurance
- Motor Vehicle and Plant Insurance
- Contracts Insurance
- Fidelity Guarantee Insurance
- Personal Accident and Travel Insurance
- General Property Insurance

In 1995/96 the former City of Wanneroo became an inaugural member of the Local Government Self Insurance Schemes operated under the auspices of WAMA. The purpose of the Schemes was to gain group purchasing power for all participating local governments in the areas of:-

- Workers Compensation insurance
- Public Liability/Professional Indemnity insurances

The City has in the past tendered to the market via Aon Risk Services for the provision of insurance for the remainder of its insurance portfolio. Aon Risk Services has acted as the City's insurance brokers placing Council's insurances either through the tender process or by seeking quotations.

In 2000/01 the City sought tenders through Aon Risk Services for both Industrial Special Risks (Property) and Motor Vehicle/Plant Insurance. Only one tender was received for ISR insurance cover with that tender being declined. The City subsequently sought quotes from various insurers using both Aon Risk Services and Municipal Insurance Broking Services (MIBS). MIBS is an insurance broking service formed in 1994 as a joint venture arrangement between Jardine Lloyd Thompson and WAMA. Following due consideration the City placed cover as follows:-

- Manufacturers Mutual General Insurance (via Aon Risk Services)
- Industrial Special Risks (Property)
- Zurich Australian Insurance Ltd (via MIBS)
- Motor Vehicle & Plant

Recent discussions with Aon Risk Services indicate that the current local government insurance market is extremely tight with insurers reluctant to place local government business. The City of Joondalup is Aon Risk Services only local government client. Municipal Insurance Broking Services (MIBS) has, on the other hand, the majority of local government business with only four local governments - Cities of Cockburn, South Perth and Joondalup and the Shire of East Kimberley being accommodated elsewhere.

DETAILS

The City of Joondalup's insurance profile for 2000/2001 financial year exclusive of GST is as follows:

Workers Compensation – Municipal Workcare Scheme - \$697,300

Public Liability/Professional Indemnity – Municipal Liability Scheme - \$256,810

Industrial Special Risks – Manufacturers Mutual General Insurance – Perth - \$147,182

Motor Vehicle and Plant – Zurich Australian Insurance Ltd – Perth - \$61,450

Contract Works – Royal & Sunalliance Insurance Ltd - \$2,316

Fidelity Guarantee – Royal & Sunalliance Insurance Ltd - \$2,700

Personal Accident and Travel – Ace Insurance Ltd – 2,970

General Property – CGU Insurance Ltd - \$3,000

General Property - CGV Insurance Ltd - \$3,000

The majority of Western Australian local governments have appointed Municipal Insurance Broking Service to place their insurance cover. Discussions with several of the large local governments indicate that the premiums and insurance cover on all insurances negotiated by MIBS are competitive and advice professional and timely.

COMMENT

Aon Risk Services has provided the former City of Wanneroo and more recently the City of Joondalup with timely and professional insurance advice over many years. Given however its lack of purchasing power in the local government market it is considered appropriate that the City appoints MIBS as its insurance broker for the 2001/02 financial year.

MIBS has demonstrated through its bulk purchasing power its ability to attract very competitive premiums for local governments and offers professional broking advice. This was demonstrated in 2000/01 in its placing of the City's Motor Vehicle/Plant insurance.

Tenders would not be required to be invited for the insurance broking services as the City does not pay directly for these services.

The Local Government (Functions & General) Regulations 1996 - Tender Regulations require local governments to seek tenders when the expenditure is expected to exceed \$50,000. Quotations are sought for amounts up to this figure.

Accepting this, the City (through MIBS) would be required to:-

1. invite tenders for the following insurances:-

- Industrial Specific Risks (Property)
- Motor Vehicle/Plant

as these exceed the \$50,000 threshold

2. seek quotations for the following ancillary lines of insurance:-

- Contract Works
- Fidelity Guarantee
- Personal Accident and Travel
- General Property

RECOMMENDATION

That Council AUTHORISES Municipal Insurance Broking Services (MIBS) to seek on behalf of the City in accordance with the Local Government Act 1995 and Local Government (Functions and General) Regulations 1996:-

1 tenders for the City's insurance for Industrial Special Risks (Property) and Motor Vehicle/Plant for the 2001/2002 financial year and requests details of the tenders for Council's consideration;

2 quotations for the City's following ancillary lines of insurance for 2001/2002:-

**Contract Works
Fidelity Guarantee
Personal Accident and Travel
General Property.**

ITEM 13 REPLACEMENT LASER PRINTER-PURCHASING SERVICES - [08567]

WARD - All

SUMMARY

The existing Kyocera FS1550 printer allocated to the Purchasing Services sub unit has been assessed as unserviceable and has reached the end of its useful life. The asset has been fully depreciated in the City's Asset Register.

This report recommends replacement with a Kyocera 3800 printer with funding being sourced from an underspend in Accounting Services - Consultancy. As funds were not provided in the City's Annual Budget, approval is sought pursuant to the provisions of Section 6.8(1) of the Local Government Act 1995.

BACKGROUND

The Purchasing Services sub-unit has a printer dedicated to the production of purchase orders. Over the last few months the print quality has deteriorated to the point that on occasions purchase orders produced are not fully legible. This asset has been fully depreciated in the City's asset register.

DETAILS

The printer used to print purchase orders was purchased on 16 December 1996. The printer currently has a written down value of nil on Council's asset register, and is due for replacement. Several service calls during the current financial year have failed to resolve the on-going problems.

The City recommends the procurement of Kyocera printers as its standard type of laser printer based on a running cost comparison conducted on popular laser printers in the market. The Kyocera 3800 laser printer is the preferred option, it prints at 24 pages per minute, will easily meet the purchase order workload and will be available for plain paper printing for other staff in the immediate area. The cost of the Kyocera 3800 is \$2495 excluding GST.

As Council's 2000/2001 Budget did not provide funds for this acquisition, authority would be required by Absolute Majority pursuant to the provisions of Section 6.8(1) of the Local Government Act 1995.

COMMENT/FUNDING

The purchase of the laser printer can be funded from the existing 2000/2001 budget, through surplus funds available from account number 11.30.33.331.4201.0001 (Accounting Services – Consultancy). The consultancy budget for 2000/2001 carries a potential surplus of \$9654 projected to 30 June 2001.

RECOMMENDATION**That Council:**

- 1. BY AN ABSOLUTE MAJORITY in accordance with the provisions of Section 6.8(1) of the Local Government Act 1995 AUTHORISES the unbudgeted expenditure of \$2,495 to facilitate the purchase of a Kyocera 3800 printer for use within the Purchasing Services sub unit;**
- 2. NOTES the purchase of the printer can be funded from the savings identified in the existing 2000/01 Accounting Services Consultancy budget.**

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ITEM 14 METROPOLITAN REGIONAL ROAD PROGRAMME 2002/2003 – [09480]

WARD – All

SUMMARY

Main Roads WA has sought submissions for the Metropolitan Regional Road Programme for Improvement Projects and Rehabilitation Projects.

This report outlines the guidelines for the assessment of roadworks and recommends projects for consideration by the Metropolitan Regional Road Group.

BACKGROUND

Each year, Main Roads WA invites project submissions for consideration as part of the Metropolitan Regional Road Programme.

The project types are separated into two categories as outlined below:

Road Improvement Projects

Improvement projects are:

- a) those which would involve upgrading of an existing road to a higher standard than currently exists, i.e. pavement widening, new overtaking lanes, traffic control measures, etc.;
- b) new works where a road pavement does not currently exist at the proposed standard, e.g. dual carriageway or new carriageway construction.

A multi-criteria analysis, (taking into consideration road capacity, geometry, accidents, benefits and costs) will be used to prioritise road improvement projects on urban arterial roads within the metropolitan area.

A two year detailed program is required with less detail for the following years.

Road Rehabilitation Projects

Road rehabilitation projects are those proposed for existing roads where the pavement is to be brought back to the pre-existing physical condition, e.g. resealing, reconstruction, re-sheeting and reconditioning. A one year programme only is required for submissions – 2002/2003.

The distribution of the Metropolitan Local Road Funds is based on 50% of the pool to Improvement Projects and 50% to Rehabilitation Projects. A limit of around \$1 million per council has been set for Improvement Projects and \$500,000 for Rehabilitation Projects. Funding approval is based on Council's contribution of at least a third of each project cost.

Process for 2002/2003 Metropolitan Regional Road Programme

- 1 Project submission to be forwarded to Main Roads WA by 1 May 2001
- 2 Submissions are checked for omissions and errors in computations
- 3 Submissions are audited:
 - Rehabilitation projects by Material Engineering Branch, Main Roads WA
 - Improvement projects by independent auditor
- 4 Audit queries are discussed with affected Councils
- 5 Final audited projects are sent to Main Roads WA for collation and priority listing based on audited parts score
- 6 Lists of audited projects distributed to all Councils in August 2001
- 7 The Sub Groups of the Metropolitan Regional Road Group each have technical meetings to discuss and approve projects within the Sub Group only. Recommendations are forwarded to the Metropolitan Regional Road Group. The Cities of Wanneroo, Joondalup and Stirling, and Town of Vincent form the North West Sub Group
- 8 The Metropolitan Regional Road Group considers funding submissions in accordance with the guidelines and makes recommendations to the Advisory Committee
- 9 Councils would expect advice of approval of projects during December 2001

DETAILS

Road Improvement Projects

The proposed list of Road Improvement Projects is as shown on Attachment 1.

The Shenton Avenue project was approved in the 2001/2002 MRRP program and has been committed for funding approval in the 2002/03 program. This means that the remaining projects from 2003/04 will be resubmitted next year when up to date traffic, crash and construction cost data is available. The Road Improvement Project list is in accordance with the Five Year Major Road Construction Program in the Draft Budget, and the order of priority is governed by the program's criteria rating.

It is noted that these projects and other developing roads will be re-evaluated on an annual basis and the five year programme adjusted in accordance with the results of the multi-criteria analysis.

Road Rehabilitation Projects – 2002/2003

A road rehabilitation and mechanical study has been undertaken for a number of roads, which provides technical details and recommendations to comply with the criteria for assessing projects. A review is also undertaken on other works such as the traffic management program where traffic islands are located in a red asphalt median on local distributor roads. The resurfacing component of these construction works can be funded via this program. The Road Rehabilitation Programme recommended for submission to Main Roads WA for funding consideration in the 2002/2003 financial year is shown at Attachment 2.

COMMENT/FUNDING

As outlined, the maximum annual grant for Rehabilitation Projects is \$500,000 and \$1,000,000 for Road Improvement Projects. Following auditing, some of these Rehabilitation Projects will not be funded in 2002/2003 and will need to be re-evaluated for submission with further projects for funding in subsequent years.

RECOMMENDATION

That Council SUBMITS the projects outlined in Attachments 1 (Part B) and Attachment 2 to this report to Main Roads WA for consideration for funding as part of the 2002/2003 – 2006/2007 Metropolitan Regional Road Program

Appendix 10 refers. To access this attachment on electronic document, click here:
[Attach10brf240401.pdf](#)

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ITEM 15 MAJOR ROAD MEDIAN AND VERGE ENHANCEMENT PROGRAM - [44697]

WARD - All

SUMMARY

At Council's meeting held on 19 December 2000, it was resolved that Council "*requests a report be prepared in relation to future directions for major road median and verge enhancement works within the City aimed at balancing the overall financial limitations of the City with the social or environmental benefits of road, median and verge enhancements*".

As part of Council's Five Year Capital Works Program, Council has endorsed the Major Road Median and Verge Enhancement Program which provides for the ongoing enhancement of medians and verges that form part of the City's major road network.

This report details for Council's consideration, a landscape standard for major road medians and verge areas recognising the unique characteristics and environmental factors for each location in accordance with set guidelines.

This will enable Council to set future directions for the major road median and verge enhancement works within the City, at a project level as part of future Council budget deliberations.

Whilst this matter has been considered by the Dry Parks Committee, the economic, social and environmental benefits associated with such a program will need to be determined by Council as part of its ongoing budget deliberation process.

BACKGROUND

Council, at its Budget Meeting dated 2 August 2000, adopted the Five Year Capital Works Program, as presented by the Director Infrastructure Management.

Council allocated an additional \$220,000 for various major roads, median and verge landscaping. Expenditure of these funds was to be evaluated by the Dry Parks, Median & Verge Committee to develop enhancement strategies for the City's major roads. The strategy was to incorporate the co-ordination of median and verge enhancement, in conjunction with Council's strategic initiative for the proposed entry statements to the City.

Strategy 1 – To provide a landscape standard for arterial road medians and verge areas, recognizing the unique characteristics and environmental factors of each location (refer Attachments 1 & 2).

Benefits –

- a) Identify the optimum landscape requirements while achieving the strategy goals.
- b) Encourage environmentally sensitive water catchment for road medians and verges.

- c) Provide residents with an attractive vista when travelling along major roads, whether it be natural vegetation or exotic plant species.

Council has allocated \$500,000 within the 2000/2001 Budget for this strategy to proceed.

Strategy 2 - To provide an entry statement at designated arterial road junctions (refer Attachment 2).

Benefits

- a) Identify the entry points regularly utilised when visiting and exiting the City.
- b) Provide a distinct focal point of entry by the use of either hard landscape structure, or soft landscape vegetation.

Council has not allocated any funding in the 2000/2001 budget for the implementation of strategy 2 and this can be considered as part of the forthcoming 2001/2002 budget considerations.

In recent years, landscaping and community infrastructure development, prior to the sale of the land, has become a major marketing tool. Subdivisions of the past have simply set aside the mandatory ten percent for public open space and left the area for the Local Authority to develop and landscape as the residential community grew and as the finance became available. Subdividers provided roads and other such fundamental public utilities, as these were generally a condition of subdivision approval.

Because of the competitive nature of the real estate market, a subdivision image is now created prior to residential occupancy, to enhance sales rates and investment returns. The images created include extensive landscaping and community infrastructure development that are considered to be attractive to the buyers. This process is understandable and has not been discouraged. The former City of Wanneroo Parks and Landscaping section presented to Council various reports regarding the development of medians and verges undertaken by the Subdivision Developers. A Median and Verge development criteria was used to prioritise all arterial and distributor road reserves to identify the extent of works involved and identify areas of existing development and future demands (refer Attachment 3).

This information was presented to elected members as part of the Capital Works Budget submissions in May 2000. Council adopted the Five Year Capital Works Budget and subsequently formed the Dry Parks, Median and Verge Committee to review the criteria and assess all future requests.

Report CJ360 12/00 Minutes of Dry Parks, Median and Verge Committee Meeting September 2000, October 2000, November 2000 outlined the following recommendations adopted by Council:

4. *ENDORSES the recommendation that the committee unanimously endorses the Dry Parks Selection Criteria only and associated Capital Works Program on parks only, as adopted by Council in its 2000/2001 Capital Works Program;*
5. *REQUESTS a report be prepared in relation to future directions for major road median and verge enhancement works within the City;*

6. *NOTES the proposed Marmion Avenue median and verge enhancement works from Beach Road through to Warwick Road forming Attachment 4 to Report CJ360-12/00.*

Marmion Avenue is considered to be a major entry point into the City and landscape enhancement of the median was commenced in 1999/2000. Stage 1 works incorporated inground reticulation of the road median. This project received additional funding of \$280,000 in the 2000/2001 Capital Works Program for upgrading of verges, median tree plantings and associated minor road works to accommodate the enhanced landscaping treatments.

At Council's meeting dated 13 March 2001, it was resolved that Council: *"Endorses the recommendation of the Dry Parks, Median and Verge Committee that Council expends the project funds of \$220,000 allocated in the Capital Works Program – 641 Streetscape Works, Project No. 2102 Various Major Roads, Median and Verge, be allocated for the landscape enhancement of the Whitfords Avenue median, from the Freeway junction west to the Marmion Avenue junction"*.

This section of Whitfords Avenue was considered appropriate as it forms a major link which services regional facilities such as the Craigie Leisure Centre, Freeway, Pinnaroo Cemetery, Whitfords Shopping Centre and at the same time enhances the road reserve to the adjacent localities of Padbury and Craigie.

Pumps and bores already exist at Craigie Leisure Centre and Oxley Park which have sufficient capacity to service Whitfords Avenue.

The project works will include the installation of low natural vegetation between Gibson Avenue and the Freeway serviced by a trickle system.

Gibson Avenue westwards will be irrigated grass and trees. Any money left over from the Marmion Avenue and Whitfords Avenue Projects will be utilised for the next Council approved project.

DETAILS

To provide a landscape standard for major road medians and verge areas, recognizing the unique characteristics and environmental factors of each location it is necessary for Council to develop guidelines in order that project priorities and guidelines can be determined.

Benefits include:

- a) Identify the optimum landscape requirements while achieving the strategy goals.
- b) Encourage environmentally sensitive water catchment for road medians and verges.
- c) Provide residents with an attractive vista when travelling along arterial roads.

At this point in time, it is anticipated that this funding will continue over a five year period for Major Road Median and Verge Enhancement Works.

Council's landscape philosophy supports the retention of remnant indigenous trees on verges and medians where practical. To ensure that the long term aesthetic effect is maintained, any enhancement landscape development guidelines should encompass:-

1. Retention of indigenous trees, where appropriate.
2. Provision for planting of additional trees in accordance with approved species list.
3. Any tree planted in a road reserve area shall be of a species that shall attain a mature height of not less than four (4) metres. The designer should remember that the tree will be underpruned at a formative age to a height of two (2) metres from the ground in areas where there is no underlying road or driveway crossover. Root structure shall be downward and not lateral, to minimise structural damage.
4. Any tree planted in a road reserve must be in a location that conforms to the requirements of the Public Utility Authority of Western Australia, the Road Traffic Act of W.A. and the requirements of the Director Infrastructure Management Services of the City of Joondalup. In the same context the height of any plant used in a road reserve, other than a tree, shall not exceed a height of six hundred (600) millimetres at maturity.
5. Inground reticulation will be provided to specific areas as approved by Council.
6. Turf grass will be used predominantly as understorey plant species as dry or reticulated where indigenous vegetation has been totally removed.
7. All medians to be listed and assessed following prioritisation in accordance with the Median and Verge Development criteria.

As part of Council's traffic management initiatives, elements of this guideline may be utilised for infilling trees on the City's Local Distributor Roads which may be considered by Council as part of the Major Road Median and Verge Enhancement Works.

When analysing a specific major road, eg. Marmion Avenue or Warwick Road, the following factors must be considered:-

1. Traffic flow and safety;
2. Pedestrian access and visibility;
3. Environmental impact;
4. Maintenance requirements and costs;
5. Aesthetic appearance;
6. Capital Installation costs;
7. Ratepayer Acceptance.

For example, Marmion Avenue traverses various land forms and soil conditions and these factors will impact on the type of plants selected and performance. The type of landscape adopted should consider these original characteristics, for example:-

Marmion Avenue

Marmion/Sorrento	- Dunal sand base, predominantly Tuart woodland
Padbury/Craigie	- Dunal sand/limestone – Tuart/Banksia woodland
Beldon/Heathridge/ Connolly/Currabine	- Predominantly limestone soil base, varied vegetation mostly low growing ,limestone tolerant
Kinross	- Deep yellow sand mixed with grey dunal sand, varied vegetation Eucalypt/Banksia and Grass trees

It must be noted that Marmion Avenue was totally cleared during road construction and this factor has significantly altered the topography and therefore the landscape options vary.

Warwick Road

Warwick	- Spearwood Sands, large Eucalypt woodland
Duncraig	- Quindalup Sands with large Eucalypt woodlands

The median vegetation in Warwick Road was retained in various sections during construction. The retention of indigenous trees in the Warwick Road median has created an attractive vista for residents. This was not achievable in Marmion Avenue due to the dunal topography and development phases.

Planting projects undertaken in major road medians have varied considerably and have been of mixed success.

Hepburn Avenue/Glengarry Drive to Howland Road median was planted with a single row of palms to provide a future avenue effect without impacting on residential views. These palms were donated by a local nursery, with planting undertaken by Operations Services. This project was undertaken with a mixed reaction from residents.

Marmion Avenue – Warwick to Whitfords was planted with two rows of eucalypts as part of a Community Tree Planting Project and received high praise from many residents.

The development of enhanced areas will create a community expectation that all verges and medians will be reticulated. It must be clearly identified that inground reticulation is only provided for specific areas approved by Council.

The City of Joondalup currently administers:-

Arterial Roads

127.70 kms or 157ha Verge and Medians

Distributor Roads

75.21 kms or 18ha Verge and Medians

Various distributor road verges have been developed to an enhanced standard, eg. Fairway Circle, Eddystone Avenue (Ocean Reef Road to Craigie Drive), Davallia Road.

The enhanced standard applied to Davallia Road should not be regarded as a development standard for all distributor roads. Similarly, the standard adopted for Marmion Avenue (South) should not apply to various other sections.

Due to the road design, this enhanced development is justified as the road operates as an entry statement for the City and irrigation water supply was available from an existing supply.

There are environmental constraints that must be considered as part of any irrigation proposal. The suburbs of Woodvale and Kingsley have “dry spots” where underground water is totally unavailable or in small quantities. The available water is required for Public Open Space and domestic landscape supply. Therefore, large sections of Whitfords Avenue will require maintenance as dry grass and trees.

The dilemma for Council is -

1. Provision of an environmentally sustainable landscape;
2. The ability to minimize long term maintenance costs;
3. Capital installation costs;
4. Extent of medians and verges listed for consideration.

Typical major road enhancement should incorporate the following:-

Medians Exceeding Five Metres in Width

Large trees in single or double row;

Spreading canopy with dense or unique foliage and a uniform, Balanced structure, of a type to suite the soil conditions.

Medians Less Than Five Metres in Width

Single row of trees, specifically suited to restricted root growth;

Maximum mature trunk size to 500mm diameter.

The Community Design Code, as adopted by the Western Australian Planning Commission Guidelines, clearly defines the various elements of the movement network, eg. pedestrian, cyclist or vehicular (refer Attachment 4). The landscape design guidelines reflected should be applied when evaluating the landscape design proposals.

The design proposal for Marmion Avenue retains the existing basic landscape structure and provides enhancement through provision of additional feature trees. By adopting this principle, the opportunity exists to enhance various other locations.

Whitfords Avenue median only - Freeway junction, west to Marmion Avenue junction. Irrigation supply is available from the Craigie Leisure Centre bore, located outside the enclosure.

Design concept would incorporate feature trees and shrubs of a species to compliment the surrounding natural vegetation, brick paving at the road junction and banner poles, from the Freeway, west to the Gibson Avenue junction

The provision of turf grass within this section may encourage native fauna into the median and create a hazard, therefore, trees and shrubs are recommended. The section west from Gibson Avenue to Alexander Road requires the installation of full inground reticulation and the retention of the existing Couch grass and trees. Alexander Road to Marmion Avenue was partially irrigated in 1999 from the Oxley Park bore and this will be completed.

Council has endorsed this project at its meeting held on 13 March 2001.

RECOMMENDATION

That Council **ENDORSES** the provision of a landscape standard for major road medians and verge areas, recognising the unique characteristics and environmental factors for each location, in accordance with the following guidelines:

- 1 Retention of indigenous trees, where appropriate;**
- 2 Provision for planting of additional trees in accordance with approved species list;**
- 3 Any tree planted in a road reserve area shall be of a species that shall attain a mature height of not less than four (4) metres. The designer should remember that the tree will be underpruned at a formative age to a height of two (2) metres from the ground in areas where there is no underlying road or driveway crossover. Root structure shall be downward and not lateral, to minimise structural damage;**
- 4 Any tree planted in a road reserve must be in a location that conforms to the requirements of the Public Utility Authority of Western Australia, the Road Traffic Act of W.A. and the requirements of the Director Infrastructure Management Services of the City of Joondalup. In the same context the height of any plant used in a road reserve, other than a tree, shall not exceed a height of six hundred (600) millimetres at maturity;**
- 5 Inground reticulation will be provided to specific areas as approved by Council;**
- 6 Turf grass will be used predominantly as understorey plant species as dry or reticulated where indigenous vegetation has been totally removed;**
- 7 All medians to be listed and assessed following prioritisation in accordance with the Median and Verge Development criteria.**

Appendix 11 refers. To access this attachment on electronic document, click here:
[Attach11brf240401.pdf](#)

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ITEM 16 CONTRACT EXTENSIONS FOR THE SUPPLY OF CLEANING SERVICES TO: JOONDALUP PRECINCT BUILDINGS (100-99/00), DUNCRAIG/SORRENTO AND CRAIGIE LEISURE CENTRES (101-99/00) AND WARWICK COMMUNITY CENTRES (102-99/00) – [45843, 46843, 47843]

WARD - Lakeside, Pinnaroo, South

SUMMARY

Contracts 100-99/00 Supply of Cleaning Services to Joondalup Precinct Buildings, 101-99/00 Supply of Cleaning Services to Duncraig/Sorrento and Craigie Leisure Centres, and 102-99/00 Supply of Cleaning Services to Warwick Community Centres contain the provision to extend each contract term for a further 12 months from the expiration of the contract on 30 June 2001 subject to satisfactory performance of the contractor. This report notes the satisfactory performance of Reekie Property Services and recommends that Council agree with extending the term of the contract by 12 months to 30 June 2002 for each of contracts 100-99/00 and 102-99/00.

BACKGROUND

The three contracts for the supply of cleaning services are fixed term contracts for the supply of cleaning services to augment the in-house Operations Services cleaning team. From a public tender, Reekie Property Services won the contract that commenced on 1 July 2000. The 12 month term to 30 June 2001 is in line with Council's financial reporting year.

DETAILS

Reekie Property Services has applied to Council for an extension to contracts 100-99/00, 101-99/00 and 102-99/00 in line with Clause 24 of the contracts. Sub-clause 24.2 states in part *"Subject to the satisfactory performance of the contract ... the Principal may consider to extend the contract further for 12 (months) or a part thereof. ... in accordance with the same terms and conditions ... of this contract"*

Reekie Property Services has performed adequately since beginning the contract, and has shown a strong commitment to improving service when minor detailing problems have been pointed out.

With the leasing of the Duncraig/Sorrento and Craigie Leisure Centre operations, the cleaning of these centres will be undertaken by the Lessee, RANS Management Group Pty Ltd.

The leasing of these Leisure Centres removes the need for extension of Contract 101-99/00.

COMMENT/FUNDING

These contracts are funded from the cleaning accounts for each building maintained. Extension of the contract will impose no further financial burden on the City, while non-renewal of contract 101-99/00 will bring a proportional saving in cleaning expenditure.

RECOMMENDATION**That Council:**

- 1 AUTHORISES the extension of Contract 100-99/00 with Reekie Property Services for supply of Cleaning Services to Joondalup Precinct Buildings for a period of 12 months from 1 July 2001 to 30 June 2002, in accordance with the price schedule of rates accepted by Council for 2000/2001 and the application of 10% GST;**
- 2 AUTHORISES the extension of Contract 102-99/00 with Reekie Property Services for supply of Cleaning Services to Warwick Community Centres for a period of 12 months from 1 July 2001 to 30 June 2002, in accordance with the price schedule of rates accepted by Council for 2000/2001 and the application of 10% GST;**
- 3 DOES NOT EXTEND Contract 101-99/00.**

ITEM 17 CONTRACT EXTENSION (061-99/00) - SUPPLY OF PLUMBING MAINTENANCE SERVICES – [34957]

WARD - All

SUMMARY

Contract 061-99/00 Supply of Plumbing Maintenance Services contains the provision to extend the contract term for a further 12 months from the expiration of the contract on 30 June 2001 subject to satisfactory performance of the contractor. This report notes the satisfactory performance of Joondalup Plumbing Service and recommends that Council agree with extending the term of the contract by 12 months to 30 June 2002.

BACKGROUND

The contract for the supply of plumbing maintenance services is a fixed term contract for the supply of specialist building maintenance services to augment the in-house Operations Services maintenance team. From a public tender, Joondalup Plumbing Service won the contract that commenced in December 1999. The 18½ month term to 30 June 2001 was to bring the contract in line with Councils financial reporting year.

DETAILS

Joondalup Plumbing Service has applied to Council for an extension to the contract 061-99/00 in line with Clause 24 of the contract. Sub-clause 24.2 states in part “*Subject to the satisfactory performance of the contract ... the Principal may consider to extend the contract further for 12 (months) or a part thereof. ... in accordance with the same terms and conditions ... of this contract ...*”

Joondalup Plumbing Service has maintained a consistently high standard of workmanship and breakdown attendance over the past 18 months.

COMMENT/FUNDING

This contract is funded from the maintenance accounts for each building maintained. Extension of the contract will impose no further financial burden on the City.

RECOMMENDATION

That Council AUTHORISES the extension of Contract 061-99/00 with Joondalup Plumbing Service for the supply of Plumbing Maintenance Services for a period of 12 months from 1 July 2001 to 30 June 2002, in accordance with the price schedule of rates accepted by Council for 2000/2001 and the application of 10% GST;

ITEM 18 CONTRACT EXTENSION NO 034-99/00 - SUPPLY & LAYING OF ASPHALT PRODUCTS - [39821]

WARD - All

SUMMARY

Contract No 034-99/00 for the Supply & Laying of Asphalt Products, was approved at the Council meeting on 22 June 1999. This contract forms part of the City of Joondalup's Operations Services contracts and, in accordance with the General Conditions of Contract Clause 24 Contract Period, the City has negotiated an appropriate extension with Asphaltech Pty Ltd, the current contractor.

DETAILS

Contractor, Asphaltech Pty Ltd, has indicated it has no objection to extending the contract and, in view of the satisfactory performance experienced from it, the recommendation is to extend Contract No 034-99/00 for 12 months from 1 July 2001 to 30 June 2002.

Asphaltech Pty Ltd has submitted information supporting a request for a price variation, in accordance with the contract conditions, that amounts to \$5.39 per tonne increase for laterite gravel and gap graded mixes.

The contract's Schedule of Rates identifies a variety of other product mixes and the price increase for the standard mixes used by the City at \$4.84 per tonne. Attachment 1 indicates the price variance from the current 2000/2001 price schedule as compared to the 2001/2002 prices.

Contract Variation

Asphaltech Pty Ltd is currently undertaking additional works associated with the Road Resurfacing Program, e.g. Co-ordination of kerbing replacement, tree-well installation and minor traffic island installations. This work forms part of the overall refurbishment works and therefore can be treated as a contract variation.

This approach results in better overall co-ordination in project activities by enabling the main contractor to directly co-ordinate the scheduling of the sub-contractors.

COMMENT/FUNDING

Asphaltech Pty Ltd has provided a list of six metropolitan councils with tonnage costs for the basic mix, eg. 10mm granite 50 blow asphalt. These prices range from:-

- City of Joondalup \$85.61, plus increase of \$4.84 = \$90.45 per tonne
- City of Stirling – 2 year contract rise/fall - \$90 per tonne
- City of Fremantle – 3 year contract rise/fall - \$91.50 per tonne
- Town of Cambridge – 1 year contract - \$91 per tonne
- Town of Victoria Park – 2 year contract rise/fall - \$97 per tonne
- Shire of Mundaring – 3 year contract rise/fall - \$99 per tonne
- City of Melville – 1 year contract no rise/fall - \$107 per tonne

All expenditure is via the Capital Works Program, as authorised by Council and incorporates funding via FLRG Grants, MRRP and Roads to Recovery Programs.

RECOMMENDATION

That Council:

- 1 AUTHORISES the extension of Contract 034-99/00 for Supply Laying of Asphalt Products with Asphaltech Pty Ltd, for a period of 12 months from 1 July 2001 to 30 June 2002;**
- 2 APPROVES the Contract Schedule of Rates variation submitted by Asphaltech Pty Ltd, in accordance with Attachment 1 Schedule of Rates;**
- 3 APPROVES the contract variation for Asphaltech Pty Ltd to co-ordinate all ancillary works associated with the Road Resurfacing Program;**
- 4 AUTHORISES the signing of the contract extension documents.**

Appendix 12 refers. To access this attachment on electronic document, click here:
[Attach12brf240401.pdf](#)

ITEM 19 CONTRACT EXTENSIONS – 026-99/00 CONSTRUCTION OF CONCRETE FOOTPATHS & DUAL USE PATHS; 036-99/00 SUPPLY & INSTALLATION OF PATHWAY FENCING; 028-99/00 SUPPLY & LAYING OF CONCRETE KERBING - [31821, 31826, 338230]

WARD - All

SUMMARY

The above contracts were approved at the Council meeting on 17 June 2000. These contracts form part of the City of Joondalup's Operations Services contracts and, in accordance with the General Conditions of Contract contain the provision to extend the contract term for a further twelve months subject to satisfactory performance. The City has negotiated an appropriate extension with each of the current contractors and it is recommended that Council endorse extending the term of the contracts to 30 June 2002.

DETAILS

Contractor, Stirling Concrete, has indicated it has no objection to extending the contract and, in view of the satisfactory performance experienced from it, the recommendation is to extend Contract No 026-99/00 Construction of Concrete Footpaths and Dual Use Paths for 12 months, from 1 July 2001 to 30 June 2002.

Contractor, Peter Wood Fencing Contractors Pty Ltd, has indicated it has no objection to extending the contract and, in view of the satisfactory performance experienced from it, the recommendation is to extend Contract No 036-99/00 Supply & Installation of Pathway Fencing for 12 months, from 1 July 2001 to 30 June 2002.

Contractor, Kerb Qic & Co, has indicated it has no objection to extending the contract and, in view of the satisfactory performance experienced from it, the recommendation is to extend Contract No 028-99/00 Supply & Laying of Concrete Kerbing for 12 months, from 1 July 2001 to 30 June 2002. Kerb Qic & Co has submitted information supporting a request for a negotiated price adjustment of 2.5% for the CPI increase, in accordance with contract conditions, with the application of 10% GST.

COMMENT/FUNDING

All rates remain as per the original contract prices, with the application of 10% GST, for Contract Nos 026-99/00 and 036-99/00.

In relation to Contract No 028-99/00, all rates are to increase by the CPI amount of 2.5%, in accordance with the contract conditions, with the application of 10% GST.

RECOMMENDATION**That Council:**

- 1 AUTHORISES the extension of Contract 026-99/00 Construction of Concrete Footpaths and Dual Use Paths with Stirling Concrete Pty Ltd, for a period of 12 months from 1 July 2001 to 30 June 2002, in accordance with the price schedule accepted by Council for 2000/2001 and the application of 10% GST;**
- 2 AUTHORISES the extension of Contract 036-99/00 Supply & Installation of Pathway Fencing with Peter Wood Fencing Pty Ltd, for a period of 12 months from 1 July 2001 to 30 June 2002, in accordance with the price schedule accepted by Council for 2000/2001 and the application of 10% GST;**
- 3 AUTHORISES the extension of Contract 028-99/00 Supply & Laying of Concrete Kerbing with Kerb Qic & Co, for a period of 12 months from 1 July 2001 to 30 June 2002, in accordance with the price schedule accepted by Council for 2000/2001, including a negotiated price adjustment for the CPI of an additional 2.5%, and the application of 10% GST;**
- 4 APPROVES the Contract Schedule of Rates negotiated price adjustment for the CPI of an additional 2.5% on the current rates being charged by Kerb Qic & Co;**
- 5 AUTHORISES the signing of the contract extension documents.**

ITEM 20 PROPOSED OMNIBUS AMENDMENT NO 7 TO DISTRICT PLANNING SCHEME NO. 2 - [59159]

WARD - All

SUMMARY

Council previously considered the Metropolitan Region Scheme (MRS) omnibus amendment No 4 at its meeting on 14 September 1999 and resolved to support all of the amendments proposed. As the MRS Omnibus amendment No 4 (1012/33) was gazetted on 18 December 2000, the City is required in accordance with section 35A of the Metropolitan Region Scheme Act, to amend its Town Planning Scheme so that it is consistent with the MRS. Accordingly, the initiation of the amendment to District Planning Scheme No 2 (DPS2) is proposed.

MRS Scheme Amendments:

1. Rezoning portions of Moore Drive and Marmion Avenue, Currambine from Other regional Roads to Residential - (Attachment 1).
2. Rezoning a portion of West Coast Highway in Sorrento and Marmion from Parks and Recreation to Residential - (Attachment 2 and 3).
3. Rezoning a portion of Lakeway Drive and Verdin Lane, Kingsley from Parks and Recreation to Special Residential – (Attachment 4).
4. Rezoning a portion of the Mitchell Freeway/Burns Beach Road intersection, Currambine from Other regional Roads and Primary Regional Roads to Residential – (Attachment 5).

The report also includes additional minor amendments, which are summarised below:

Additional Scheme Amendments

5. Rezoning a portion of Pt Lot 802, (11) Hocking Parade, Sorrento from Private Clubs/Recreation to Residential (Attachment 6).
6. Rezoning Loc 12813 (11) Argus Close, Craigie from Local Reserves Public Use (Primary School) to Residential (Attachment 7).

The proposal to rezone a portion of Pt Lot 802 (11) Hocking Parade is the result of a building encroachment into Lot 803 Hocking Parade which required the portion of the encroachment to be amalgamated to Pt Lot 802 and rezoned accordingly.

The proposal to rezone Loc 12813 (11) Argus Close, Craigie is the result of subdivision approval which created the lot from Camberwarra Primary School with the intention for the land to be developed for residential purpose. The change of use signified by the subdivision was not picked up in the preparation of DPS2. The rezoning is required to enable residential development to occur.

Given the minor nature of the proposals it is recommended that Council initiates Amendment No 7 to DPS2 and seeks the Western Australian Planning Commission's consent to a reduced advertising period of 28 days.

BACKGROUND

MRS Omnibus Amendment No.4

The omnibus amendment proposed to incorporate changes to zones and reservations arising from decisions made by the WAPC or Government proposals for the use of land, and generally to ensure the Metropolitan Region Scheme (MRS) is kept up to date as the statutory region plan for Perth. The following seven proposals affected the City of Joondalup:

1. Transfer of the Currambine Railway Station and a portion of the Northern Suburbs Railway Line from the Urban Zone and the Primary Regional Roads Reservation to the Railways Reservation – (MRS proposal 7);
2. Rationalization of the Other Regional Roads Reservation at the intersection of Moore Drive and Marmion Avenue, Currambine (MRS proposal 8);
3. Transfer of a portion of Crown Reserve 39197 West Coast Drive, Hillarys from the Urban Zone to the Parks and Recreation Reservation – (MRS proposal 12);
4. Transfer of a portion of Hepburn Avenue Road Reserve between Whitfords Avenue and Howland Road, Sorrento from the Other Regional Roads Reservation to the Urban Zone – MRS proposal 13);
5. Transfer of West Coast Drive in Sorrento and Marmion from the Parks & Recreation Reservation to the Urban Zone - (MRS proposal 14a and 14b);
6. Transfer a portion of Lakeway Drive and Verdin Lane, Kingsley from the Parks & Recreation Reservation to the Urban Deferred Zone – (MRS proposal 15);
7. Rationalization of the Other Regional Roads and the Primary Regional Roads reservation of the Mitchell Freeway/Burns Beach Road intersection, Currambine – (MRS proposal 23).

The City was invited to comment on the omnibus amendment during the formal advertising period in August 1999. Council at its meeting on 14 September 1999 considered the proposal and resolved to support the amendment without modification. The MRS Omnibus Amendment No 4 was gazetted on 18 December 2000. In accordance with section 35A of the Metropolitan Region Town Planning Scheme Act, the City is required to initiate a scheme amendment to its District Planning Scheme so that it is consistent with the MRS.

MRS Proposals 7 and 12 automatically take effect under the MRS and therefore do not need to form part of this report. The MRS proposal 13 has been initiated under a separate scheme amendment (DPS2 amendment No.2).

Rezone portion of Pt Lot 802 (11) Hocking Parade, Sorrento from Private Clubs/Recreation to Residential.

The proposal to rezone a portion of Pt Lot 802 (11) Hocking Parade is the result of a subdivision approval granted by the Western Australian Planning Commission (WAPC) on 10 May 2000. This resulted in a portion of Lot 803 Hocking Parade being amalgamated with Pt Lot 802, to accommodate a building encroachment. A scheme amendment is required so that the portion of Pt Lot 802 Hocking Parade is zoned from Private Clubs/Recreation to Residential to be in accordance with the zoning of Pt Lot 803 Hocking Parade.

Rezone Loc 12813 (11) Argus Close, Craigie from local Reserve Public Use (Primary School) to Residential R20.

The proposal to rezone Loc 12813 (11) Argus Close, Craigie is the result of subdivision approval granted by the WAPC in May 1997 which created the lot for residential purposes. The lot previously formed part of Camberwarra Primary School and was zoned 'Special Development A' under the City's TPS1. The Education Department deemed the land surplus and sold the property to Propide Pty Ltd with the intention to further subdivide the land into three residential lots. The change of use signified by the subdivision was not picked up in the preparation of DPS2 and the land was subsequently zoned as Public Purpose consistent with the zoning of the adjoining Primary School. The rezoning is required to enable residential development to occur.

DETAIL

Proposal

The following six proposals are to be included into amendment No.7 (Attachment 8):

1. Rezoning portions of Moore Drive and Marmion Avenue, Currumbine from Other Regional Roads to residential - (Attachment 1)

This proposal involves minor revisions to the Other Regional Roads reservation for Moore Drive and Marmion Avenue, Currumbine to conform to the established subdivision pattern and dedicated public roads. All alterations are of a minor nature.

2. Rezoning a portion of West Coast Highway in Sorrento and Marmion from Parks and Recreation to Residential - (Attachment 2 and 3)

The length of West Coast Drive road reserve from Sorrento to Trigg is currently in the Parks and Recreation Reservation. The northern and southern ends of West Coast Drive are already zoned Urban. To provide consistency, the proposal is to transfer the length of West Coast Drive from Sorrento to Trigg from the Parks and Recreation reservation to the Urban Zone. Given the minor nature of the proposal, no planning objections are raised.

3. Rezoning a portion of Lakeway Drive and Verdin Lane, Kingsley from Parks and Recreation to Special Residential – (Attachment 4)

This proposal seeks to rationalize the Parks and Recreation reservation for Lake Goollelal to accord with the existing Lakeway Drive and Verdin Lane road reserves.

4. Rezoning a portion of the Mitchell Freeway/Burns Beach Road intersection, Currumbine from Other Regional Roads and Primary Regional Roads to residential – (Attachment 5)

This proposal seeks to rationalize Other Regional Roads and Primary Regional Roads reservations and include them in the Primary Regional Roads reservation and the Urban zone. Given the minor nature of the proposal, no planning objections are raised.

5. Rezoning a portion of Pt Lot 802, (11) Hocking Parade, Sorrento from Private Clubs/Recreation to Residential (Attachment 6)

Rezone a portion of Pt Lot 802, Hocking Parade from Private Clubs/Recreation to Residential. Due to a boundary encroachment a portion of Lot 803 was amalgamated into Pt Lot 802, resulting in a portion of the lot being zoned Private Clubs/Recreation.

6. Rezoning Loc 12813 (11) Argus Close, Craigie from Local Reserves Public Use (Primary School) to Residential (Attachment 7)

Rezone Loc 12813 Argus Close from Local Reserve Public Use (Primary School) to Residential R20, to rectify the inadvertent rezoning of the lot during the preparation of DPS2.

Relevant Legislation

For those lands affected by the gazettal of MRS Omnibus amendment No 4, Section 35A of the Metropolitan Region Scheme Act 1959 requires the City to amend DPS2 to make it consistent with the MRS.

Section 7 of the Town Planning and Development Act 1928 (TPD Act 1928) enables Local Authorities to amend a Town Planning Scheme. Section 7A1 of TPD Act 1928, requires the proposed amendment to be forwarded to the Environmental Protection Authority (EPA), to enable the EPA to conduct an assessment for environmental issues that may arise from the amendment in accordance with section 48A of the EPA Act.

Once comment has been received from the EPA and provided an environmental review is not requested, the proposed amendment is required to be advertised for public comment pursuant to section 7A2 of the TPD Act 1928 and section 25 (fb) of Town Planning Scheme Regulations 1967 for 42 days.

A reduced advertising period of 28 days instead of 42 days is recommended, given that the MRS omnibus amendment No 4 was previously advertised for public comment and the two additional proposals forming part of this amendment are minor in nature.

COMMENT

The amendment proposed has been prepared to facilitate Council's responsibility to bring the City's DPS2 into conformity with the MRS and to rectify two minor zoning issues identified as proposals 5 and 6 as follows:

Proposal 5

The amendment for Pt Lot 802 Hocking Parade is for only a small portion of land excised from the adjoining property to rectify a building encroachment. The amendment will bring the zoning of the excised portion of land into conformity with that of the lot it now forms a part of.

Proposal 6

Loc12813 (11) Argus Close was created and zoned for residential development under TPS1. During preparation of DPS2 the lot was overlooked and subsequently zoned Public Use (Primary School). The amendment will rectify this situation.

The request for a reduced advertising period is considered justified given that the first four proposals have previously been advertised as part of the MRS Omnibus Amendment No 4 which has been gazetted. Proposals 5 and 6 are considered minor given that proposal 5 is concerned with a small boundary re-alignment and proposal 6 is picking up a change of use signified by the subdivision of the school site when DPS2 was being prepared.

Assessment and reasons for Recommendation

Given the minor nature of the proposals it is recommended that Council initiates Amendment No 7 to DPS2 and seeks the Western Australian Planning Commission's consent to a reduced advertising period of 28 days.

RECOMMENDATION

That Council, in pursuance of Section 7 of the Town Planning & Development Act 1928 (as amended):

- 1. AMENDS District Planning Scheme No 2 in accordance with Attachment 8 and ADOPTS Amendment No 7 accordingly.**
- 2. SEEKS the Western Australian Planning Commission's consent to advertise the amendment for a reduced advertising period from 42 to 28 days.**

Appendix 13 refers. To access this attachment on electronic document, click here:
[Attach13brf240401.pdf](#)

ITEM 21 PROPOSED SUBDIVISION - KINROSS MIDDLE SCHOOL SITE - PT LOT 2 (30) DORIAN LOOP, KINROSS (WAPC REF. 115903) – [59244]

WARD - North Coastal

SUMMARY

Council needs to make a determination to either support or not support the application to subdivide Part Lot 2 (30) Dorian Loop, Kinross (Kinross Middle School site), which has been forwarded to the City by the Western Australian Planning Commission (WAPC) for comment.

The application proposes to subdivide Part Lot 2 (30) Dorian Loop (Kinross Middle School site) into two lots, one being 7.02 hectares and the other, 2.80 hectares. The 7.02 hectare lot is proposed to accommodate the Kinross Middle School whilst the 2.80 hectare lot is proposed for future residential subdivision. A location plan and subdivision plan have been attached. Refer to Attachments 1 & 2. The possible form of the future residential subdivision is provided for information in Attachment 3.

Council's determination is needed with respect to the application as:

1. The size of the proposed school site (7.02 hectares) is below that recommended in the Western Australian Planning Commission's Policy DC2.4 (School Sites) (8-10 hectares);
2. The land is reserved under DPS 2 as a Local Reserve for Public Use – High School; and,
3. The land is indicated in the Kinross Structure Plan as a high school site.

Despite the above, the Education Department advises that the proposed 7.02 hectare lot is suitable for its purposes and that the proposed 2.80 hectare lot is surplus to its requirements.

The subdivision of the land will result in the loss of a considerable number of on-street carparking bays. A suitable alternative carparking arrangement needs to be reached. This can be achieved through the imposition of conditions on the subdivision approval requiring both on-street and on-site carparking.

It is recommended that Council conditionally supports the subject application and advises the WAPC accordingly.

BACKGROUND

Application Details

Lot No	Part Lot 2
Street Address	30 Dorian Loop Kinross
Land Owner	Burns Beach Management Pty Ltd
MRS Zoning	Urban
TPS Zoning	Local Reserve – Public Use – High School
Land Use	Undeveloped
Lot Area	9.82 hectares

The applicant proposes to subdivide Part Lot 2 (30) Dorian Loop (Kinross Middle School site) into two lots, one being 7.02 hectares and the other, 2.80 hectares. The 7.02 hectare lot is proposed to accommodate the Kinross Middle School whilst the 2.80 hectare lot is proposed for future residential subdivision. Refer to Attachment 2.

The subdivision of the land will result in the loss of on-street carparking bays as outlined below.

Total no. of existing street bays:	92
Comprising:	
Roxburgh Circle	38
Kinross Drive (11 south of roundabout & 15 north of roundabout)	26
Falkland Avenue	28
No. of existing street bays to be lost as a result of subdivision:	43
Comprising:	
Roxburgh Circle	30
Kinross Drive (north of roundabout)	13
No. of additional street bays proposed as a result of subdivision: (note: 31 bays are proposed however only 29 are feasible)	29
Total no. of street bays after subdivision :	78
Total loss with respect to street bays as a result of subdivision:	14

Site History / Previous Council Decisions

Subdivision applications to create a 10 hectare school site on the subject land were conditionally approved on the 13 January 1993, 30 April 1993 and the 25 March 1996. The school site however was never formally created. The site exists merely as a portion of freehold land.

On-street carparking bays were provided around the proposed school site on Roxburgh Circle, Falkland Avenue and Kinross Drive as part of the subdivision of surrounding land.

DETAILS

Issues

Council's determination is needed with respect to the application as:

1. The size of the proposed school site (7.02 hectares) is below that recommended in the WAPC's Policy DC2.4 (School Sites) (8-10 hectares);
2. The land is reserved under DPS 2 as a Local Reserve for Public Use – High School; and,
3. The land is indicated in the Kinross Structure Plan as a high school site.

Despite the above, the Education Department advises that the proposed 7.02 hectare lot is suitable for its purposes and that the proposed 2.80 hectare lot is surplus to its requirements.

The subdivision of the land will result in the loss of a total number of 14 on-street carparking bays. A suitable alternative carparking arrangement needs to be reached.

Relevant Policies

The WAPC's Policy DC2.4 (School Sites) generally recommends a minimum of 8-10 hectares for a high school site but states:

“Where a school site is co-located with public open space, that open space is fully utilised by the school and arrangements are in place to the satisfaction of the local government to provide long-term contributions from the education provider for the management of the open space, the land requirement for the school may be reduced.”

Policy DC2.4 also states:

“Where a school is identified within a subdividing landowner's land the Commission will require as a condition of subdivision that arrangements be made to ensure that the land is transferred to the Education Department within a defined time period, generally within 18 months of approval.”

“School and TAFE college sites should be provided with frontage access to through roads constructed on at least two sides.”

“Road carriageways and traffic management devices (including on-street embayments and raised pedestrian crossings) should be provided by the subdivider at the time of subdivision to the satisfaction of the local government, and also the Education Department in the case of government schools.”

Relevant Legislation

The WAPC refers applications for subdivision to the City for comment in accordance with Section 24(1) of the Town Planning & Development Act 1928 (as amended) (the Act). The City is required to provide comments to the WAPC within 42 days of receiving the plan of subdivision in accordance with Section 24 (2) of the Act.

COMMENT

Issues

The size of the proposed school site is below that recommended in the WAPC's Policy DC 2.4 (School Sites) however the Education Department advises that the proposed 7.02 hectare site is sufficient for its purposes. The Department advises that the additional 2.8 hectare area is not required as the Kinross High School is structured for Years 6 to 10 students only. The Department advises that the school site adjoins public open space and that the school oval will be located as a joint facility on that public open space. The Department advises that the school will also have 2 storey elements thus reducing site area needs.

As outlined above, the WAPC may allow for high school sites to be less than 8-10 hectares where they are co-located with public open space, that public open space is fully utilised by the school and arrangements are in place for long term contributions from the education provider for the management of the open space.

The Education Department has had discussions with the City with respect to the use of the adjoining public open space. A legal agreement is intended to be entered into with respect to the use of the public open space once the school site has been developed. The City has entered into similar agreements with the Education Department with respect to the use of public open space elsewhere in the City.

The subject land is currently reserved under DPS 2 as a Local Reserve for Public Use – High School. Under this reservation, the proposed 2.80 hectare lot would be unable to be used for residential purposes. It is recommended that the land be suitably zoned prior to the creation of this lot.

As outlined above, the proposed subdivision will result in the loss of a considerable number of on-street carparking bays. The development application which has been forwarded to the City for comment (the application is to be determined by the WAPC), indicates that the proposed development is also likely to result in the loss of on-street carparking bays. Refer to **Attachment 4**. Approximately 8 on-street bays will be lost as a result of providing access points on Falkland Avenue and an additional 11 on-street bays will be lost as a result of bus bays being provided south of the roundabout on Kinross Avenue.

Provision has been made for staff and community parking on site however no set down/pick up area has been proposed.

Prior to the current development and subdivision applications being submitted, the City strongly suggested to the applicant that on-site parking should be located off Kinross Drive. This advice however appears to have been disregarded. Parking is instead proposed to be located off Falkland Avenue. The City is willing to accept this arrangement, however believes that a pick up set down area needs to be provided on site. It is suggested that a portion of the proposed staff car park off Falkland Avenue be set aside as a pick up/set down area and that the displaced staff carparking be relocated adjacent to the adjoining public open space and the proposed sporting facilities. The City believes that by relocating the parking in this vicinity, the City's and the Education Department's facilities will be better integrated.

The applicant proposes to submit a separate subdivision application in order to create the proposed future residential lots, including the proposed subdivisional road along the northern boundary of the proposed school site. It is recommended that this road be included in the current application to ensure adequate access and parking to the school is provided at this stage. The subject road is proposed to have a road reserve of 16 metres in width. It is recommended that the road reserve be widened to at least 17 metres to suitably accommodate the proposed carparking bays.

The applicant's traffic engineers have noted that most of the paths surrounding the subject land are under 2 metres in width. The City's engineering standards require paths to be a minimum of 2.1 metres in width in order to accommodate both pedestrians and cyclists. The existing paths surrounding the site need to be widened and possibly upgraded.

RECOMMENDATION

That Council ADVISES the Western Australian Planning Commission that it supports the application by Taylor Burrell Town Planning & Design on behalf of Burns Management Pty Ltd for the subdivision of Part Lot 2 Dorian Loop, Kinross, as depicted on the plan dated 31 January 2001 (WAPC ref 115903), subject to:

- 1. The proposed 2.80 hectare lot being rezoned from "Local Reserve – Public Use – High School" to "Residential" under the City's District Planning Scheme No. 2;**
- 2. The proposed subdivisional road abutting the proposed school site, as indicated on the preliminary layout for the proposed future subdivision, being included as part of the subdivision application and widened to 17 metres.**
- 3. Those lots not fronting an existing road being provided with frontage to a constructed subdivisional road connected by a constructed subdivisional road(s) to the local road system and such subdivisional road(s) being constructed and drained at the subdivider's cost to the specification and satisfaction of the City of Joondalup. As an alternative, the City is prepared to accept the subdivider paying to the City the cost of such works and giving an assurance to the Commission that the works will be completed within a reasonable period acceptable to the Commission.**
- 4. Street corners within the subdivision being truncated to the standard truncation of 8.5 metres.**
- 4. Carparking being provided on site or within increased road reserves to service the proposed school to the specification and satisfaction of the City of Joondalup.**
- 6. The provision of car parking embayments within the road reserves adjacent to the proposed school site to the specification and satisfaction of the City of Joondalup.**
- 7. The existing paths shown on the plan being widened to 2.1 metres and additional dual use paths shown on the plan being constructed by the subdivider to the satisfaction of the City of Joondalup.**

8. The land being filled and/or drained at the subdivider's cost to the specification and satisfaction of the City of Joondalup and any easements and/or reserves necessary for the implementation thereof, being provided free of cost to the City.
9. The land being graded and stabilised at the subdivider's cost to the specification and satisfaction of the City of Joondalup. Final ground levels to be coordinated with adjacent roads and development.
10. Bollards being provided along the proposed northern boundary of the school site to the specification and satisfaction of the City of Joondalup.
11. The existing land form, vegetation and drainage patterns of the adjoining public open space not to be disturbed or modified without the prior approval of the City of Joondalup.

Advice Notes

1. With respect to Condition 5, the City advises that:
 - (a) the northern portion of the proposed staff carpark off Falkland Avenue should be set aside as a pick up/set down area;
 - (b) the displaced staff carparking should be relocated alongside the adjacent public open space in order to better integrate the City's and the Education Department's facilities.
2. With respect to Condition 7, the existing paths around the subject land need to be a minimum of 2.1 metres in width.

Appendix 14 refers. To access this attachment on electronic document, click here:
[Attach14brf240401.pdf](#)

ITEM 22 CHANGE OF USE - VEHICLE REPAIRS AT LOT 52 (44) WINTON ROAD, JOONDALUP - [56073]

WARD - Lakeside

SUMMARY

An application has been received for a change of use from a 'Showroom' to 'Vehicle Repairs' at Lot (52) 44 Winton Road, Joondalup that is located within the Joondalup Business Park.

The above proposal is a 'D' (discretionary) use under District Planning Scheme No 2 (DPS2) whereas Town Planning Scheme No 1 did not permit the use. The proposal was advertised in accordance with DPS2 and nine objections were received. The individual arguments raised in these objections are discussed within the report.

The applicants have obtained approval from the Water Corporation for the plate separator to discharge industrial waste and an acoustic report lodged with the City demonstrates the proposal complies with Department of Environmental Protection noise emission requirements.

BACKGROUND

Lot	52
Street Address	44
Applicant	Joondalup City Panel and Paint
Landowner	Hurricane Bay Holdings Pty Ltd
DA No	DA01/0018
MRS Zoning	Urban
DPS2	Service Industrial
Land Use	Vehicle Repairs
Permissibility of use	D
Lot area	2207m ²

The building is currently vacant and the purpose of the Service Industrial zone is as follows:

“The Service Industrial Zone is intended to provide for a wide range of business, industrial and recreational development which the Council may consider would be inappropriate in Commercial and Business zones and which are capable of being conducted in a manner which will prevent them being obtrusive or detrimental to the local community.”

The definition of Vehicle Repairs is as follows:

“Means land and buildings used for, or in connection with, vehicle body repairs, including panel beating, spray painting, chassis reshaping, application and sanding down of vehicle/body filler.

Environmental Code of Practice for Automotive Spray Painting (Department of Environmental Protection (EPA))

The Environmental Code of Practice recommends new spray painting premises should be located no closer than 150 metres from any residential area. It further states that it is ill-advised to locate spray painting near places where food is prepared or near shops or other commercial premises as odour from the solvents may cause offence.

Advertising

The proposal was advertised for a period of 21 days complying with DPS2 that included a sign at the site from 31 January 2001 to 21 February 2001.

Nine submissions were received objecting to the proposal. A summary of these submissions is detailed below.

1. Visual impact of the premises on the surrounding businesses as no landscaping is provided between the carpark and wire fence.
2. Possibility of dust settling over pool display areas.
3. Possibility of dust and fumes upsetting customers.
4. Unsightly carparks with partially dismantled cars spilling onto the adjacent roadway.
5. The potential for iron filings from grinding staining and rusting pools.
6. Other vehicle repair businesses were informed that vehicle repair premises would not be opened in the Business Park.
7. At the time of the recent review of businesses in the Business Park they were informed that any panel and paint shop would be located on the western side of Winton Road, backing onto the Freeway.
8. Office premises will be disturbed by the noise associated with paint/panel operations.
9. Sound transmission through the concrete walls will cause noise pollution.
10. For many years it has been understood that the heavy industrial areas are in areas are Landsdale, Wangara, east of Hartman Drive and North Flynn Drive.
11. Paint products are poisonous and need strict and expensive environmental protection equipment and control.
12. Increased traffic to and from the area by people asking for quotes, dropping off and collecting vehicles and tow trucks entering the area to deposit damaged vehicles.

The individual comments raised above regarding objections to the application are largely disputed due to technological improvements in handling waste products produced by vehicle repair businesses. Furthermore, the spray painting booths are designed to comply with the Australian Standard.

The provision of a 3 metre wide strip of landscaping between the car park and lot boundary is required under DPS2 and the service industrial area is designed to cater for increased traffic generated from businesses.

DETAILS

The vehicle repair business to be conducted wholly within the existing vacant shed at the lot and consists of the following components.

Existing Building

The existing building on the lot is 938m² on a lot size of 2207m² that is flat. Commercial vehicles entering the premises obtain access via a second crossover on Winton Road.

Paint Area

A paint room is proposed within the building to accommodate the paint, thinners and other chemicals associated with the vehicle repairs. All paints will be positioned on racks with additional supplies stored in lockable cupboards. Sprayguns, dust extraction units, compressors and sanding discs are also housed within the paint room.

All spray painting, producing little emissions, will be conducted within one spray booth approved by the DEP and Worksafe. Low-bake spray booths are planned for the vehicle repairs that comply with the relevant Australian Standard and local laws (in accordance with Australian Standards AS4114.1, 4114.2 and 2381.1). An additional spray booth is intended within the next 12 months of operation and the acoustic report assessed both spray painting booths.

The spray booths are self contained chambers that vent air through filter units and external tanks and these filters remove all airborne particles and all dust is absorbed by vacuum stands.

Panel Area

The repair and refitting of damaged vehicles is another component of this proposal, comprising welders, hand tools, a chassis alignment system and glues.

Car Bays

The warehouse occupies an area of 900m² that requires 18 bays whereas 30 bays are provided on-site and complies with District Planning Scheme No. 2. Vehicles that require body reshaping and/or spray painting must be contained within the factory at all times.

Wash Down Area

A flue outlet for the collection of grease, oil and other pollutants is planned within the vehicle repairs, ensuring no pollution enters the stormwater drainage system or contaminates groundwater. Any non-recyclable material will be removed off-site in sealed containers.

The wash down area is proposed to replace an existing disabled bay and one car bay at the premises. The relocation of this disabled bay is required to provide parking facilities for disabled patrons near the front entrance to the office. The provision of the wash down facility will reduce the number of bays from 30 to 27 that still complies with District Planning Scheme No. 2.

Acoustic Report

Environmental Protection (Noise) Regulations 1997 govern the permitted noise levels for the proposal. Sources of noise for the workshop include the following:

1. Spray booth supply and exhaust fans.
2. Air compressor and car wash bay high pressure water cleaner.

3. Air compressor.
4. Manual operations such as hammering and grinding.

Each of the following noise producing facilities has been elaborated below in relation to the particular noise emission.

Spray Booth Supply and Exhaust Fans

Based on experience with other spray booths and discussions with other spray booth manufacturers, the booths will not cause a noise nuisance.

Air Compressor and Car Wash Bay High Pressure Water Cleaner

The car wash bay will not cause a nuisance but the air compressor must be enclosed and kept as far as possible from the adjoining commercial premises (refer to attached sketch of workshop).

Hammering and Grinding

The manual operation of hammers and grinding tools based on previous experience will not cause a nuisance. However, the roller doors must remain closed whilst hammering and grinding occur and to locate noise producing manual operations away from internal side and rear boundary walls.

Land Use Compatibility

A distance of approximately 220 metres separates the subject land from the nearest residential zone (on the western side of the freeway reserve). Recent technological advancements with spray painting booths have significantly reduced emissions from such industrial activities. The Low-bake system proposed for this application is such a use.

Waste Water, Solvent, Odour and Dust Control

The applicant has demonstrated that all waste water/solvents would be recycled where possible by the installation of a vertical gravity separator. Vacuum outlets are required for the whole building to control dust emissions.

The applicant must apply for a licence from the Water and Rivers Commission as the site is located within the Perth Coastal Underground Water Pollution Control Area.

Similarities with Existing Vehicle Repairs at Winton Road

The design, construction and testing of the spray booths within the Joondalup Business Park have been designed to comply with Australian Standard 4114.1 (approved by the DEP and Worksafe). The Water Corporation has approved each vertical gravity separator that will collect all grease, oil and other pollutants, preventing wastes entering the stormwater system or polluting groundwater.

Conclusion

The documentation provided by the applicant demonstrates the vehicle repairs business will be operated in a manageable way in accordance with pertinent legislation and regulations. The spray booths comply with the Australian Standard, the Water Corporation has approved the installation of the vertical plate separator and noise emissions comply with Environmental Protection (Noise) Regulations 1997.

The site is a minimum of 220 metres away from the nearest residential property and objections raised in relation to the proposal have been addressed by the applicant complying with relevant legislation.

RECOMMENDATION:

That Council:

- 1. APPROVES the application and plans dated 12 January 2001 submitted by Joondalup City Panel and Paint for a change of use from a Showroom to Vehicle Repairs at Lot 52 (44) Winton Road, corner Ascari Lane, Joondalup subject to the following conditions.**
 - (a) All waste disposal occurring in accordance with relevant guidelines and the requirement of the Environmental Protection Act and in a manner to the satisfaction of the City.**
 - (b) A licence must be obtained from the Water and Rivers Commission as the proposal is located within a Perth Coastal Underground Water Pollution Control Area.**
 - (c) Premises to be adequately designed and capable of containing all noise emissions in accordance with the Environmental Protection Act.**
 - (d) All cars being repaired within the building.**
 - (e) When hammering or grinding occurs within the workshop, all roller doors must be closed.**
 - (f) The air compressor is housed within a ventilated enclosure constructed from 50mm thick coolroom panels and internally lined with 50mm thick INC DECI FOAM M with adhesive backing. Ventilation openings shall face Ascari Lane and Winton Road with the air compressor positioned adjacent the car wash bay.**
 - (g) Provide impact reduction strategies in the workshop by placing rubber mats under work pieces, under steel table legs and on top of steel work benches.**
 - (h) Locate noise producing manual operations away from the internal rear and side boundaries.**

- (i) **A three metre wide landscaping area must be provided adjacent to Ascari Lane and Winton Road.**
- (j) **No commercial vehicles are permitted to be repaired or stored at the premises.**

2. ADVISES all those who made submissions of (1) above.

Footnotes

- 1. With respect to conditions 1(a) above, all waste products also to be disposed of to the satisfaction of the Water and Rivers Commission, Water Corporation and Department of Environmental Protection.**
- (i) Submission of a building fit-out plan and specifications on a Form 2 Building Licence Application.**
- (ii) Vehicle Repair uses need to comply with relevant statutory legislation such as Worksafe and the Environment Protection Act.**

Appendix 15 refers. To access this attachment on electronic document, click here:
[Attach15brf240401.pdf](#)

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ITEM 23 REQUEST FOR THE CLOSURE OF PEDESTRIAN ACCESSWAY BETWEEN FELGATE PLACE AND BEACH ROAD, WARWICK - [09166]

WARD - South

SUMMARY

The City originally received a request to close the pedestrian accessway (PAW) between Felgate Place and Beach Road, Warwick on the grounds of vandalism and anti-social behaviour, (Attachment 1). Council and the Minister for Lands support closure only where the land is amalgamated with adjoining properties. However, given the presence of major service plant the land can not be amalgamated with private property and relocation is not a viable option given the cost.

An alternative method may be considered whereby the land within the PAW is created as a Public Utility Reserve (PUR). This means the subject land remains as it is, except for locked gates being installed at either end of the PAW, only allowing access for the relevant authorities.

The application has since been reactivated. In an effort to assist with the anti-social problems, the City was looking at using increased lighting in this PAW. However, the applicants now wish the proposal to be advanced on the basis that should it be supported for closure, creation of a PUR over the PAW can take place. This application is at the stage whereby public advertising of the proposal can now proceed but prior to this, the notion of using PURs in the City of Joondalup needs to be considered formally, which is the purpose of this report.

It is considered unsatisfactory to create “strips” of land within the City that do not serve any real purpose. Further, PURs are likely to be high in maintenance costs and will not necessarily remove the anti-social problems being experienced. It should also be noted that the use of a PUR with regard to the subject PAW only has the support of three of the four adjoining landowners. Based on the foregoing, the recommendation is not to support the creation of Public Utility Reserves over Pedestrian Access Ways but proceed with the proposal of installing lights to help alleviate the anti-social problems being experienced.

BACKGROUND

All four adjoining landowners were involved in the original request for closure of the PAW between Felgate Place and Beach Road, Warwick, which was received in August 1997. The letter stated that since the closure of the PAW between Moffat Place and Warwick train station, which was supported by Council at its Special Meeting of 5 July 1995, adjoining landowners were experiencing a lot of anti-social behaviour and they considered it would only get worse. The usual types of rubbish along with hypodermic syringes were continually dumped in the PAW and graffiti was also a problem. The letter further stated that people have been seen standing on bicycles peering over the fence and shouting obscene comments at adjoining landowners.

Referral Process

At the time, the proposal was referred to the Western Australian Planning Commission (WAPC), the Department of Transport (DOT) and the service authorities in the usual manner.

The DOT advised that it would prefer this PAW to remain open, as it provides an integral link from the local community in Warwick north of Beach Road with Warwick train station and bus interchange. Closure of the PAW would significantly reduce this public transport link. The WAPC advised that it did not support the application as it was concerned that closure of the PAW would result in longer and less convenient pedestrian/cycle access to the Warwick bus/train station.

Telstra and AlintaGas did not object to the proposal, as they do not have any service plant within the PAW. Western Power advised that it did have plant within the accessway which, if the land was amalgamated into the adjoining landholdings, could be modified at cost to the adjoining landowners acquiring the land, along with the registration of an easement. Water Corporation advised that it had major plant within the PAW that would cost in the vicinity of \$200,000.00 to be removed and would not allow it to be amalgamated and thus located on private property.

The City advised adjoining landowners that based on the high relocation costs of the Water Corporation's plant and the fact that it will not allow major plant to be located on private property under the protection of an easement, the application could not proceed.

DETAILS

In February 2000 one of the adjoining landowners telephoned the City advising of continued distress due to anti-social behaviour requesting again if anything could be done to close the PAW. The adjoining landowner requested whether "high gates" could be installed at both ends of the PAW and an explanation was given with regard to PURs and why the City had not supported such reserves.

The adjoining landowner was advised that the matter would be looked into once again and as he had expressed that the lighting in the accessway appeared inadequate, a request was made to investigate installing increased lighting in the PAW. This request has been put on hold pending the outcome of this application.

At this time, the City contacted the local Police for information in relation to the PAW and has been advised that *"during 1999, eight offences were reported with regard to Felgate Place and that this is not deemed excessive in comparison with neighbouring suburbs and cannot be directly attributed to the PAW."*

A site meeting with another adjoining landowner indicated that she wished the City to reconsider the closure of the subject PAW by way of creating a Public Utility Reserve. Contact was then made with all four adjoining landowners to advise them of this request and explain exactly what was entailed with regard to the creation of a PUR and ascertain the level of support.

Three of the four adjoining landowners support the creation of a PUR and wish the application to proceed to be advertised for public comment. The remaining adjoining landowner does not support closure by gates suggesting they will look unattractive and not

necessarily solve the anti-social problems being experienced. They state that they regularly use the PAW and would rather the City consider the proposal of increased lighting in the PAW.

Site Inspection

A site inspection was conducted revealing that sight lines through the PAW are good but would be improved if overhanging trees at both ends were pruned; there is a light pole over the Felgate Place end of the PAW, (Attachment 2). The accessway had little in the way of general rubbish. Fences had been painted and some graffiti looked like it had been painted over but no fresh graffiti was evident. A further PAW links Moffat Place with Felgate Place. The location of this PAW would suggest that it is likely to be used by commuters from the area north of Beach Road that wish to use the Warwick bus and train station.

Public Utility Reserves

Where there is major plant within a PAW, the service authorities' state that other than relocation at cost to the applicants, the only other course of action is the PAW being created as a Public Utility Reserve. This means that the land within the PAW is not acquired by the adjoining landowners and, except for the removal of the bollards, remains the way it is with gates installed at either end. Only the service authorities and the City would have access for maintenance.

Western Power and the Water Corporation have advised that they would agree to the creation of a PUR on the subject PAW provided the City maintains the land and both service providers have unrestricted access to the PUR at all times. Three of the four adjoining landowners have agreed to pay the costs associated with the creation of a PUR.

Use of Public Utility Reserves in other Councils

Contact was made with four Councils that do consider the use of PURs when closure of a PAW appears justified but the PAW has major service plant within it. It generally appears that PURs were not considered ideal but are used in cases where the PAW in question is in an isolated position meaning it was created for services in the first place, and/or where there are satisfactory alternative routes for pedestrians. Overall the PURs cause increased maintenance, as they encouraged rubbish build up, plus grass and any overhanging trees had to be regularly cut back to ensure that good vision was still maintained. Also, on occasions rubbish was dumped into the PUR.

COMMENT

It is standard practice that where major service plant is located within the PAW and landowners do not wish to pay the relocation costs for closure, the City has not progressed the application. The issue of PURs has not been considered to be an acceptable solution.

Anti-social behaviour and vandalism can still take place in PURs, as perpetrators can climb over the gates and have the added security of being uninterrupted due to lack of pedestrian movement. Also rubbish may collect within the PUR that cannot readily be cleared causing visual pollution for local residents.

With this particular application, one of the adjoining landowners does not support the use of a PUR stating that installation of mesh wire gates will look unsightly and this action will not necessarily solve the anti-social problems. Also, they would prefer the City to continue with considering increased lighting in the PAW. The subject PAW also provides a convenient and integral link for residents to the Warwick train and bus interchange.

The closure of this PAW is not supported as the use of Public Utility Reserves is not considered acceptable and the PAW is an important link to the Warwick interchange. Other methods of dealing with any anti-social problems being experienced should be considered and with the subject application it is further recommended that the increased lighting project continue.

RECOMMENDATION

THAT Council:

- 1. DOES NOT SUPPORT the closure of the pedestrian accessway between Felgate Place and Beach Road, Warwick;**
- 2. PROVIDES increased lighting for the pedestrian accessway.**

Appendices 16a and 16b refer. To access this attachment on electronic document, click here: [Attach16abrf240401.pdf](#) [Attach16bbrf240401.pdf](#)

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ITEM 24 PETITION FOR GENEFF PARK, SORRENTO CONCEPT PLAN AND CONTINUED DEVELOPMENT OF HILLARYS BOAT HARBOUR - [49840]

WARD - South Coastal Ward

SUMMARY

A 32-signature petition was received on 23 March 2001, and submitted to Council on 27 March 2001 (CJ19-03/01), seeking a public meeting to discuss the Geneff Park, Sorrento Concept Plan and the problems associated with the continued development of Hillarys Boat Harbour and stating that aspects of the Sorrento Concept Plan are of concern.

The Sorrento Foreshore Concept Plan is one of two pilot projects undertaken by the City in conjunction with the community as part of its Precinct Action Planning Program. The concept plan was advertised for eight weeks from 22 January until 19 March 2001.

Council resolved on 19 December 2000 (CJ 386-12/00) to advertise the Sorrento Concept Plan for public comment. During the advertising period the public was invited to comment and raise any issues of concern. The public consultation period included the viewing of plans at the Sorrento Surf Club and the City's Administration Offices including the City's web site. Further an 'open day' was held near the Surf Club on 10 March 2001.

The petition is not specific in regards to the problems and/or concerns associated with the Concept Plan and Hillarys Boat Harbour. The City is currently assessing submissions received, which will be reported to Council with the Concept Plan at a later date. Should Council resolve that significant changes are required to the Concept Plan, Council may determine that further consultation is required at that time.

In view of the extensive consultation process that has already been undertaken, it is recommended that further public consultation for the Sorrento Concept Plan at this stage is inappropriate.

BACKGROUND

The Sorrento Foreshore Concept Plan is one of two pilot projects undertaken by the City in conjunction with the community as part of its Precinct Action Planning Program. The Precinct Program focuses on developing agreed community 'visions' for precincts within the City, which will be developed through and supported by a draft 'Precinct Plan' for each area. The precinct plans will provide a guide for the future of the area developed through a process of consultation and consensus building.

The beachfront area of Sorrento was chosen as a pilot project as the area provides a somewhat under-utilised recreational opportunity for people of the City an identifiable commercial nucleus and seaside location. The Sorrento Vision and Plan proposes a continuation of the role of the area as a quiet family-focused beach front suburb, enlivened by a wider range of uses, and supported by improved parking and access. The focus of the Concept is on enhancing coastal facilities for users, improving access, extending the Surf Club and converting a large area of dune system to parkland. The Concept plan also looks at

improvements around the commercial area and enhancement of recreation facilities in Geneff Park.

Public Advertising

Council at its meeting on 19 December 2000 resolved to advertise the Sorrento Concept Plan commencing on 22 January 2000 for an eight-week period. A range of opportunities for review and participation were noted. The plans were displayed near the Sorrento Surf Club, the City's Administration Offices and on the City's Web Site. They were also advertised in the local newspaper on 18 January 2001. A public open day was organised near the Sorrento Surf Club on 10 March 2001 between 11am-4.30pm. Residents within 800 metres of the Concept area were invited to the open day via letter drop which included a fact sheet and survey. Council officers attended the 'open day' to discuss the proposal.

The public submission period closed on 19 March 2001. A total of 83 written submissions were received.

DETAILS

A 32-signature petition was received on 23 March 2001 seeking a public meeting to discuss the Geneff Park, Sorrento Concept Plan and the problems associated with the continued development of Hillarys Boat Harbour and stating that aspects of the Sorrento Concept Plan are of concern.

Section 5.28 of the Local Government Act 1995 allows for members of the public to request a special meeting of electors of a local government. In order to convene a special meeting of electors, a request needs to be forwarded to the Mayor containing signatures of either 100 electors or 5% of the number of electors, whichever is the lesser. The request is also to state the matters that are to be discussed. This request did not meet the requirements of this section of the Act, therefore a special meeting of electors was not progressed.

COMMENT

Advertising of the Sorrento Foreshore Concept Plan was widely publicised during the eight week long public consultation period which culminated at an 'open day' held near the Sorrento Surf Club on 10 March 2001. Residents within 800 metres of the concept area were invited to attend and the proposal was also advertised in a local newspaper.

The petition is not specific in regards to the problems and/or concerns associated with the Concept Plan and Hillarys Boat Harbour and was submitted after the closing period for public submissions. The City is currently assessing submissions received during the consultation period, which will be reported to by Council with the Concept Plan at a later date. Should Council resolve that significant changes are required to the Concept Plan, Council may determine that further consultation is required at that time.

Assessment and Reasons for Recommendation

In view of the extensive consultation process that has already been undertaken, it is recommended that further public consultation for the Sorrento Concept Plan at this stage is inappropriate.

RECOMMENDATION

That Council NOTES the request for a public meeting to discuss Geneff Park, Sorrento Concept Plan and the objection to continuing development of Hillarys Boat Harbour, but considers that a public meeting at this stage is not appropriate.

ITEM 25 DELEGATED AUTHORITY REPORT - [07032]**WARD – All**

SUMMARY

This report provides a resumé of the Development Applications processed by Delegated Authority from 1 March 2001 to 31 March 2001.

RECOMMENDATION

That Council NOTES the determinations made under Delegated Authority in relation to the applications described in this Report.

Appendix 17 refers. To access this attachment on electronic document, click here:
[Attach17brf240401.pdf](#)

ITEM 26 SUBDIVISION REFERRALS PROCESSED 1 – 31 MARCH 2001 – [05961]

WARD - All

SUMMARY

Overleaf is a schedule of the Subdivision Referrals processed by the Subdivision Control Unit (SCU), from 1 – 31 March 2001. Applications processed via the SCU were dealt with in terms of the delegation of subdivision control powers by the Chief Executive Officer (DP247-10/97 and DP10-01/98).

DETAILS

The total number of subdivisions processed will enable the potential creation of an additional 64 residential lots and 2 commercial lots. The average processing time taken was 19 days.

RECOMMENDATION

That Council NOTES the action taken by the Subdivision Control Unit in relation to the applications described in Attachment 1 to this Report.

Appendix 18 refers. To access this attachment on electronic document, click here:
[Attach18brf240401.pdf](#)

DATE OF NEXT MEETING

CLOSURE

BUSINESS OUTSTANDING FROM PREVIOUS MEETINGS

OFFICE OF THE CEO

COUNCIL SUPPORT SERVICES

NOTICE OF MOTION – CR ANDREW PATTERSON – ex Meeting 24.10.00

“That the Notice of Motion submitted by Cr Patterson relating to the adjournment of any Council meeting or Briefing Session which runs past 10.00 pm, be referred to the Standing Orders Review Committee for consideration.”

Status: This matter will be considered at the next Standing Orders Review Committee.

COUNCIL MEETINGS – ITEMS EN BLOC - ex CJ055-03/01

“3 REQUESTS a further report following the two trial meetings scheduled for 10 and 24 April 2001 be presented to the Council meeting scheduled to be held on 8 May 2001.”

Status: A report will be submitted to Council in May 2001.

COMPLIANCE AUDIT RETURN – 1 JANUARY 2000 TO 31 DECEMBER 2000 – ex CJ070-03/01

“that the Local Government Statutory Compliance Return for the period 1 January 2000 to 31 December 2000 be REFERRED to the Audit Committee for further consideration.”

Status: To be submitted to Audit Committee meeting to be held on 12 April 2001.

THE ANNUAL GENERAL MEETING OF ELECTORS OF DECEMBER 2000 – ex CJ075-03/01

11(c) REFERS the issue of public question time be referred to the Standing Orders Committee for consideration.”

Status: This matter will be considered at the next Standing Orders Review Committee.

STRATEGIC PLANNING

PROPOSED STRUCTURE PLAN – LOT 17 MINDARIE/TAMALA PARK - ex CJ098-04/00

“SEEKS a further report recommending a suitable legal vehicle for dealing with joint ownership issues.”

Status: It was anticipated that a report would be submitted following consideration by the Chief Executive Officer’s of the owner Local Governments in the latter part of 2000. A Chief Executive Officer’s workshop is now proposed on 23 April 2001 and a report will be submitted following the workshop.

MINUTES OF THE ENVIRONMENTAL ADVISORY COMMITTEE MEETING – ex CJ269-10/00

“2 that a report be prepared on the use of Liquefied Petroleum Gas (LPG) vehicles in the fleet in place of the current petrol powered vehicles”

Status: A report is being prepared following receipt of the WAMA research into vehicle options.

HERITAGE AND MUSEUM SERVICES AND FACILITIES PLANNING STUDY – ex CJ307-09/99

“further explore the proposal for the regional museum with a report to Council in 2001”

Status: It is proposed to submit a report in August/September 2001.

INVITATION TO ATTEND GOLDEN AUTUMN FAIR – JI’NAN MUNICIPAL PARLIAMENT, CHINA – ex CJ233-09/00

“endorses the development of a policy dealing with the establishment of Sister City relationships:

Status: This issue is currently before Council as a discussion paper. A further presentation is being arranged to include representatives from Edith Cowan University (ECU). The presentation is proposed for April to co-ordinate with the return of Dr Glen Watkins and ECU representatives from China. A draft policy will also be submitted for consideration.

PLANNING & DEVELOPMENT

PRECINCT PLANNING PROCESS REVIEW – ex CJ021-02/01

“RECEIVES a report on the results of this program prior to finalising the 2001/2002 budget.”

Status: Value management program to be undertaken in March/April 2001 and a report on the results will be submitted in June 2001.

PROPOSED AMENDMENT (NO 1) TO DISTRICT PLANNING SCHEME NO 2 – LOT 3 (5) TRAPPERS DRIVE, WOODVALE - ex CJ024-02/01

“that the matter pertaining to the proposed Amendment (No 1) to District Planning Scheme No 2 – Lot 3 (5) Trappers Drive, Woodvale be DEFERRED pending further consideration by elected members.”

Status: A further report will be submitted to Council in May 2001.

URBAN DESIGN AND POLICY

APPLICATION FOR THE CANCELLATION OF A PORTION OF HAWICK PARK ON RESERVE 35519 (2) HAWKER AVENUE, WARWICK - ex CJ053-03/00

“consideration of application for the cancellation and subsequent purchase of a portion of Hawick Park on Reserve 35519 (2) Hawker Avenue, Warwick be deferred pending the implementation of a policy to deal with issues of this nature.”

Status: A discussion paper has been prepared which will be circulated for comment and it is anticipated that a report on a draft policy will be submitted in April 2001.

It is now anticipated a report will be submitted to Council in June 2001.

REQUESTED CLOSURE OF A PORTION OF A ROAD BETWEEN LOT 151 (88) CLIFF STREET AND LOT 113 (31) MARINE TERRACE, SORRENTO – ex CJ193-07/00

“REQUESTS that the Local Housing Strategy is completed and a report presented to Council by November 2000.”

Status: Provision has been made in the 2000/01 budget. Consultants will be appointed as soon as possible for the study to be conducted in conjunction with the Value Management workshops. It is intended that interim information will be available for the area in question prior to finalisation.

Anticipated Completion Date: June 2001

REVIEW OF POLICY AND DELEGATED AUTHORITY MANUALS – ex CJ001-02/01

“3 SEEKS a further report on the impact of District Planning Scheme No 2 on relevant policies and delegations of the Council.”

Status: This matter is being investigated and a report will be submitted to Council in May 2001.

INFRASTRUCTURE MANAGEMENT**OPERATIONS**

STATE UNDERGROUND POWER PROGRAMME - ex CJ065-03/01

“3 RECEIVES a further report in May 2001 on the response by Duncraig residents to the programme;

SEEKS a further report in relation to payment options for Council’s consideration.”

Status: A survey of the Duncraig residents is currently being programmed. It is anticipated a report will be submitted to Council in May 2001.

COMMUNITY DEVELOPMENT**COMMUNITY SPORT AND RECREATION FACILITY FUND 2000/2001 FUNDING ROUND – SUBMISSION PRIORITISATION – ex CJ291-10/00**

“4 REVIEWS the City's current Floodlights on Sporting Grounds procedure and requests a further report in relation to floodlighting ovals for sporting clubs operating under the type of management arrangement and mix of large and small ball sports in place at the Iluka Sports Complex.”

Status: Report to be submitted to Council May 2001.

URBAN ANIMAL MANAGEMENT ACTION PLAN – ex CJ363-12/00

“seeks a further report in April 2001 on the outcomes of the three (3) month trial period for the use of the coastal dual use path for dog exercise between the two foreshore reserves of Hillarys and Burns Beach/Iluka.”

Status: Report to be submitted to Council May 2001.

THE TRANSFER OF SERVICES TO THE COMMUNITY BASED SECTOR – ex CJ368-12/00

“notes that, nearing the completion of that work, a further report would be submitted to Council to seek approval for matters such as:

- the transfer of staff provisions and assets to the new organisation;
- the relinquishment of State and Commonwealth Government grants so that they can be transferred to the new organisation;
- a leasing arrangements; and
- a one off grant for equipment if required.

Status: Implementation commenced in line with the Council approved Implementation Plan of Action. It is anticipated a further report will be submitted to Council in May 2001.

REPORTS/PRESENTATIONS REQUESTED AT BRIEFING SESSIONS

	Date of request - Referred to -
<p>Skatepark facilities – ex (CJ062-03/01)</p> <p>Cr Hollywood requested that the Skatepark Committee report back to Council within six weeks to allow the Committee’s recommendations to be considered as part of the 2001/02 budget process.</p> <p>Comment: The Skate Park Committee has held an initial meeting to commence further investigation of potential skate facilities in the City and will meet regularly to finalise proposals so that any recommendations can be considered as part of the 2001/02 budget process.</p>	<p>13 March 2001</p> <p>Director Community Development</p>
<p>WA Fire Brigade</p> <p>Cr Magyar requested a report on the feasibility of a land swap between the land within Hepburn Heights conservation reserve proposed to be used by the WA Fire Brigade, with the community facility site within the shopping centre.</p> <p>Comment: It is anticipated a report will be submitted to a May round of meetings.</p>	<p>3 April 2001</p> <p>Director Planning and Development</p>

PETITIONS OUTSTANDING

	Date of presentation to Council - Referred to -
<ul style="list-style-type: none"> • Various petitions opposing mobile telecommunication facility (30 metre high slimline pole and equipment) – Percy Doyle Reserve, Warwick Road, Duncraig. • Petition opposing mobile telecommunication facility (30 metre high slimline pole and equipment) – Percy Doyle Reserve, Warwick Road, Duncraig. • Petition opposing mobile telecommunication facility (30 metre high slimline pole and equipment) – Percy Doyle Reserve, Warwick Road, Duncraig. <p>Comment: The application has been deferred at the request of the applicant. A further report on Mobile Telecommunication Facilities within the City was proposed to be submitted to Council on 27 March 2001.</p> <p>It is now anticipated that a report will be submitted in May 2001.</p>	<p>12 September 2000</p> <p>26 September 2000</p> <p>24 October 2000</p> <p>Director Planning and Development</p>
<p>Petition requesting removal and relocation of BMX track at Menteith Park, Kinross.</p> <p>Comment: Removal of the BMX track hinges on the final location of the skatepark. This issue is being addressed in the skatepark report.</p> <p>Council has established a skatepark committee to further consider the proposed development of skateparks in the City. It is expected a further report will be submitted to Council in May 2001.</p>	<p>10 October 2000</p> <p>Director Community Development</p> <p>(Referred to Leisure Services due to skatepark request linkage.)</p> <p>Director Infrastructure Management</p>
<p>Petition opposing development of beer garden, Carine Glades Tavern.</p> <p>Comment: A report will be submitted when an application has been received.</p>	<p>14 November 2000</p> <p>Director, Planning and Development</p>
<p>Petition requesting the closure of the public accessway between Barracuda Court and Lancett Court, Sorrento.</p> <p>Comment: The petition has been acknowledged and it is anticipated a report will be submitted July/August 2001.</p>	<p>28 November 2000</p> <p>Director, Planning and Development</p>

<p>Petition requesting repair/maintenance of fountain located in small lake, Centennial Gardens, junction of Flinders Avenue and Broadbeach Boulevard, Hillarys.</p> <p>Comment: Report proposed for 27 March 2001.</p> <p>It is now anticipated a report will be submitted to Council in April 2001.</p> <p>Report to be presented in May 2001.</p>	<p>13 February 2001</p> <p>Director, Infrastructure Management</p>
<p>Petition objecting to Council's proposal to locate a dog play area on Granadilla Park, Duncraig.</p> <p>Comment: Closing date for comments is 22 March 2001. It is anticipated a report will be submitted to Council in May 2001.</p>	<p>27 February 2001</p> <p>Director, Community Development.</p>
<p>Petition objecting to proposed skateboard park to be located behind Burns Beach Caravan Park.</p> <p>Comment: Council has established a skatepark committee to further consider the proposed development of skateparks in the City. It is expected a further report will be submitted to Council in May 2001.</p>	<p>13 March 2001</p> <p>Director, Community Development.</p>
<ul style="list-style-type: none"> • Petition requesting that the horse area of the Animal Exercise Beach, Hillarys remain open; • Petition requesting that the horse area of the animal exercise beach, Hillarys remain open now and in the foreseeable future. <p>Comment: Closing date for comments is 22 March 2001. It is anticipated a report will be submitted to Council in May 2001.</p>	<p>13 March 2001</p> <p>27 March 2001</p> <p>Director, Community Development.</p>
<p>Petition – Draft copy of guidelines for carers' manual issued by City of Joondalup</p> <p>Comment: Implementation commenced in line with the Council approved Implementation Plan of Action. It is anticipated a further report will be submitted to Council in May 2001.</p>	<p>27 March 2001</p> <p>Director Community Development</p>