



*City of*  
**Joondalup**

**DRAFT AGENDA**

**FOR ELECTED MEMBERS'**

**BRIEFING SESSION**

**TUESDAY, 23 SEPTEMBER 2003**

## ***PUBLIC QUESTION TIME***

Public question time is provided at meetings of the Council or briefing sessions that are open to the public.

Public question time is not a public forum for debate or making public statements. The time is limited to asking of questions and receiving responses. This procedure is designed to assist the conduct of public question time and provide a fair and equitable opportunity for members of the public who wish to ask a question. Public question time is not to be used by elected members. Members of the Council are encouraged to use other opportunities to obtain information.

Questions must relate to the ordinary business of the City of Joondalup or the purpose of the special meeting.

### **Prior to the Meeting/Briefing Session**

To enable prompt and detailed responses to questions, members of the public are encouraged to lodge questions in writing to the Committee Clerk by close of business on the Friday prior to the Council meeting or Briefing Session at which the answer is required. Answers to those questions received within that time frame, where practicable, will be provided in hard copy form at that meeting.

### **At the Meeting/Briefing Session**

A register will be provided for those persons wanting to ask questions to enter their name, and the order of registration will be the order in which persons will be invited to ask their questions.

Public question time will be limited to the legislative minimum of fifteen (15) minutes and may be extended by resolution of the Council, but the extension of time is not to exceed ten (10) minutes in total. Public question time will be limited to two (2) questions per member of the public. When all people who wish to do so have asked their two (2) questions, the presiding member may, if time permits, provide an opportunity for those who have already asked their two (2) questions to ask further questions.

During public question time at the meeting, each member of the public wanting to ask questions will be required to provide a written form of their question(s) to a Council employee.

Where the number of required questions exceeds the number able to be asked, the member of the public may submit the unasked questions to the Council, where they would be 'taken on notice' and a written response provided.

The procedure to ask a public question during the meeting is as follows:

- persons are requested to come forward in the order they registered;
- give their name and address;
- read out their question;
- before or during the meeting each person is requested to provide a written form of their question to a designated Council employee;
- the person having used up their allowed number of questions or time is asked by the presiding member if they have more questions; if they do then the presiding member notes the request and places them at the end of the queue; the person resumes their seat in the gallery;
- the next person on the registration list is called;
- the original registration list is worked through until exhausted; after that the presiding member calls upon any other persons who did not register if they have a question (people may have arrived after the meeting opened);
- when such people have asked their questions the presiding member may, if time permits, provide an opportunity for those who have already asked a question to ask further questions;
- public question time is declared closed following the expiration of the allocated time period or where there are no further questions.

The Mayor or presiding member shall decide to:

- Accept or reject the question and his/her decision is final;
- Nominate a member of the Council and/or Council employee to respond to the question;
- Due to the complexity of the question, it be taken on notice with a written response provided as soon as possible, and included in the agenda of the next briefing session or Council meeting, whichever applicable.

**The following rules apply to public 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 should be asked politely in good faith and are not to be framed in such a way as to reflect adversely or be defamatory on a particular Elected Member or Council employee;*
- *where a response has been provided to a question asked by a member of the public, and where that response, in the opinion of the presiding person, adequately deals with the question, there is no obligation to further justify the response;*
- *where an elected member is of the opinion that the question is not relevant to the business of the City of Joondalup or that a member of the public is making a statement, they may bring it to the attention of the meeting.*

It is not intended that question time should be used as a means to obtain information that would not be made available if it was sought from the City's records under Section 5.94 of the Local Government Act 1995 or the Freedom of Information (FOI) Act 1992. Where the response to a question(s) would require a substantial commitment of the City's resources, the Chief Executive Officer (CEO) will determine that it is an unreasonable impost upon the City and refuse to provide it. The CEO will advise the member of the public that the information may be sought in accordance with the FOI Act 1992.

### **Disclaimer**

Responses to questions not put in writing are provided in good faith and as such, should not be relied upon as being either complete or comprehensive.

## ***DEPUTATION SESSIONS***

Elected Members will conduct an informal session on the same day as the Briefing Session in Conference Room 1, Joondalup Civic Centre, Boas Avenue, Joondalup, commencing at 6.00 pm where members of the public may present deputations by appointment only. (Please note that deputation requests are to be received by no later than 4.00 pm on the Monday prior to a Briefing Session.)

A time period of fifteen (15) minutes is set-aside for each deputation, with five (5) minutes for Elected Members' questions. Deputation sessions are open to the public.

\* *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, 23 SEPTEMBER 2003** commencing at **6.00 pm**

## **ORDER OF BUSINESS**

### **1 OPEN AND WELCOME**

### **2 PUBLIC QUESTION TIME**

The following questions were submitted by Mr S Magyar, Heathridge to the Briefing Session held on 2 September 2003:

*Q1 Item 4 - Enactment of Local Laws for Control and Management and Cultivation Of Cannabis: Did the officers obtain legal advice when preparing the report and recommendations for this item?*

A1 No.

*Q2 Item 5 - - Warrant of Payments – 31 July 2003: Cheque 57598 - \$89 – Bank of Ideas: What was provided to the Council for this payment?*

A2 Cheque 57598 for \$89.00 made payable to Bank of Ideas was payment for a seminar attended by the Librarian – Local Studies – Joondalup Library. The subject matter of the seminar was Heritage, Tourism & Economic purposes.

### **3 DEPUTATIONS**

### **4 APOLOGIES AND LEAVE OF ABSENCE**

#### **Apologies:**

Cr C Mackintosh

#### **Leave of absence previously approved:**

Cr C Baker 15 September – 15 October 2003 inclusive

Cr J Gollant 20 September – 15 October 2003 inclusive

### **5 DECLARATIONS OF FINANCIAL INTEREST/INTEREST THAT MAY AFFECT IMPARTIALITY**

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**9 DATE OF NEXT MEETING**

**10 CLOSURE**

## **ITEM 1 MINUTES OF ENVIRONMENTAL AND SUSTAINABILITY ADVISORY COMMITTEE, 20 FEBRUARY 2003 AND 20 AUGUST 2003 – [00906]**

**WARD - All**

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### **PURPOSE**

The Minutes of the Environmental and Sustainability Advisory Committee meeting held on 20 February 2003 and 20 August 2003 are submitted for adoption by Council.

### **EXECUTIVE SUMMARY**

The Environmental and Sustainability Advisory Committee met on 20 February 2003 to review the committee's work plan. At the committee meeting held on 20 August 2003, the committee elected Cr Tim Brewer as Committee Chairperson. The Committee made recommendations to Council regarding the committee's terms of reference, committee membership, the name of the committee and also the proposed establishment of a working group for the Yellagonga Regional Park Management Plan.

This report recommends that Council:

- 1 *NOTES the confirmed minutes of the Environmental and Sustainability Advisory Committee meeting held on 20 February 2003, and the unconfirmed minutes from 20 August 2003, forming Attachment 1 and Attachment 2 to this Report;*
- 2 *BY AN ABSOLUTE MAJORITY ENDORSES the renaming of the Committee to that of "Sustainability Advisory Committee"; and*
  - (a) *APPOINTS Cr Hollywood as a second deputy to Cr Hart.*
  - (b) *ACCEPTS the resignation of Mr R Kurup.*
  - (c) *DELETES the Manager, Operations Services and the Sustainable Development Officer from the committee.*
- 3 *ADOPTS the revised Terms of Reference for the committee as shown in Attachment 3 to this Report;*
- 4 *SEEKS additional Committee membership nominations comprising of:*
  - (a) *Two community representatives with a background in economic sustainability.*
  - (b) *Two community representatives with a background in social sustainability.*
- 5 *REQUESTS Administration to develop a project team for the integration of the Yellagonga Regional Park Management Plan with representatives from the City of Wanneroo and the Department of Conservation and Land Management.*

### **DETAILS**

The minutes of the Environmental and Sustainability Advisory Committee meeting, held on 20 February 2003 and 20 August 2003 are provided as attachment 1 and 2.



**Strategic Implications:**

The proposed changes to the committee Terms of Reference, membership and committee name is consistent with and supports the City of Joondalup Strategic Plan 2003-2008, which is based upon a guiding principal of sustainability.

**Sustainability Implications:**

The proposed changes to the committee Terms of Reference, membership and committee name will assist the committee in providing sustainability advice to Council.

The current Committee membership consists of:

Cr Tim Brewer  
Cr S Hart  
Cr O'Brien (as Deputy)  
Mr S Hawkins  
Mr D Wake  
Mr V Cusack  
Mr S Magyar  
Mr R Kurup  
Mr G Down  
Mr G Harnet  
ECU Representative  
John Goldsmith  
Denis Cluning

**COMMENT**

The committee, at its meeting held on 20 February 2003, made the following recommendation;

*REQUESTS the administration to progress the Cities for Climate Protection Milestone 3 objectives (development of a greenhouse gas emission reduction local action plan) for which a budget of \$20,000 was made in the 2002/2003 budget.*

In relation to the above recommendation, a draft report for the Cities for Climate Protection Programme action plan (Milestone 3) has been prepared and is currently being reviewed for administrative endorsement prior to referral to the committee and Council. As the recommendation has substantially been completed, there is no need for this recommendation to be referred for Council endorsement.

The committee, at its meeting held on 20 August 2003, reviewed the City's sustainability achievements during the last two years, including the adoption of the City's Strategic Plan (2003-2008), and the recent establishment of the Strategic and Sustainable Development Business Unit. The current terms of reference of the committee was discussed and the committee agreed to seek Council endorsement for changes to the terms of reference, the name of the committee, and committee membership. The purpose of the proposed changes is to more effectively align the role and purpose of the committee towards the City's strategic direction, and to assist in integrating environmental, social and economic sustainability

approaches. Reflecting this direction is the committee’s endorsement of a proposed change in the name of the committee, to become the “Sustainability Advisory Committee”.

The committee agreed that there was a need to gain additional community representatives, with skills and experience in economic and social sustainability issues, which is presently largely absent from the committee. This approach will assist the committee in having a sufficiently broad range and experience and knowledge of sustainability issues.

The committee made the following recommendation in relation to the Yellagonga Regional Park Management Plan (2003-2013).

*That Council DIRECTS the administration to develop a project team for the integration of the Yellagonga Regional Park Management Plan with representatives from the City of Wanneroo and the Department of Conservation and Land Management.*

The Yellagonga Regional Park Management Plan (2003-2013) has recently been released by the Minister for the Environment. The plan sets out a ten year approach and identifies many strategies relevant to Council for the management of the Yellagonga Regional Park. There is a need to establish a team to review and progress the implementation of the management plan, in conjunction with the Department of Conservation and Land Management and the City of Wanneroo.

Minor modifications to the committee’s recommendations in relation to membership and quorum requirements have been made in accordance with administrative requirements.

## ATTACHMENTS

Attachment 1	Minutes 20 February 2003.
Attachment 2	Minutes 20 August 2003.
Attachment 3	Draft terms of Reference.

## VOTING REQUIREMENTS

Absolute Majority

## RECOMMENDATION

### That Council:

- 1 NOTES the confirmed minutes of the Environmental and Sustainability Advisory Committee meeting held on 20 February 2003, and the unconfirmed minutes from 20 August 2003, forming Attachment 1 and Attachment 2 to this Report;**
- 2 BY AN ABSOLUTE MAJORITY ENDORSES the renaming of the Committee to that of “Sustainability Advisory Committee”; and**
  - (a) APPOINTS Cr Hollywood as a second deputy to Cr Hart.**
  - (b) ACCEPTS the resignation of Mr R Kurup.**
  - (c) DELETES the Manager, Operations Services and the Sustainable Development Officer from the committee.**

- 3 ADOPTS the revised Terms of Reference for the committee as shown in Attachment 3 to this Report;**
- 4 SEEKS additional Committee membership nominations comprising of:**
  - (a) Two community representatives with a background in economic sustainability;**
  - (a) Two community representatives with a background in social sustainability.**
- 5 REQUESTS Administration to develop a project team for the integration of the Yellagonga Regional Park Management Plan with representatives from the City of Wanneroo and the Department of Conservation and Land Management.**

*Appendix 1 refers*

*To access this attachment on electronic document, click here: [Attach1brf230903.pdf](#)*

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## **ITEM 2    WARRANT OF PAYMENTS – 31 AUGUST 2003 – [09882]**

**WARD -    All**

### **PURPOSE**

The Warrant of Payments as at 31 August 2003 is submitted to Council for approval.

### **EXECUTIVE SUMMARY**

This report details the cheques drawn on the funds during the month of August 2003. It seeks Council's approval for the payment of the August 2003 accounts.

### **DETAILS**

<b>FUNDS</b>		<b>AMOUNT</b>
Municipal	000429 - 000434	\$10,170,308.96
Director Corporate Services & Resource Management Advance Account	057625- 058310	\$5,163,951.26
Trust Account	-	-
	<b>TOTAL</b>	<b>\$15,334,260.22</b>

The difference in total between the Municipal and Director of Corporate Services & Resource Management Advance Account is attributable to the direct debits by the Commonwealth Bank for bank charges, credit card charges, investments and dishonoured cheques being processed through the Municipal Fund.

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 August 2003, the amount was \$465,949.16.

The cheque register is appended as Attachment A & B to this Report.

### **CERTIFICATE OF THE DIRECTOR OF CORPORATE SERVICES & RESOURCE MANAGEMENT**

This warrant of payments to be passed for payment, covering vouchers numbered as indicated and totalling \$15,334,260.22 which is to be submitted to each Elected Member on 30 September 2003 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 costing and the amounts shown are due for payment.

PETER SCHNEIDER  
Director Corporate Services & Resource Management

**CERTIFICATE OF MAYOR**

I hereby certify that this warrant of payments covering vouchers numbered as indicated and totalling \$15,334,260.22 was submitted to Council on 30 September 2003

.....  
 Mayor Don Carlos

**ATTACHMENTS**

Attachment A – Warrant of Payments for Month of August  
 Attachment B – Municipal Fund Vouchers

**VOTING REQUIREMENTS**

Simple majority.

**RECOMMENDATION**

**That Council APPROVES for payment the following vouchers, as presented in the Warrant of Payments to 31 August 2003, certified by the Mayor and Director Corporate Services & Resource Management and totalling \$15,334,260.22.**

<b>FUNDS</b>	<b>VOUCHERS</b>	<b>AMOUNT</b>
<b>Municipal</b>	<b>000429 – 000434</b>	<b>\$10,170,308.96</b>
<b>Director Corporate Services &amp; Resource Management Advance Account</b>	<b>057625 – 058310</b>	<b>\$5,163,951.26</b>
<b>Trust Account</b>	<b>-</b>	
	<b>TOTAL</b>	<b>\$15,334,260.22</b>

*Appendix 2 refers*

To access this attachment on electronic document, click here: [Attach2brf230903.pdf](#)

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**ITEM 3 ASSIGNMENT OF LEASE FROM VODAFONE AUSTRALIA LTD TO VODAFONE NETWORK PTY LTD: LOT 118 (1700) MARMION AVENUE, TAMALA PARK – [41198]**

**WARD - All**

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**PURPOSE**

That Council, as a part owner of Lot 118 (1700) Marmion Avenue, Tamala Park approves the assignment of the lease dated 10 May 1999 from Vodafone Australia Limited to Vodafone Network Pty Ltd for telecommunication towers. This formality will then enable the assignment of the lease from Vodafone Networks Pty Ltd to Crown Castle Australia Pty Ltd to be finalised.

**EXECUTIVE SUMMARY**

The Cities of Perth, Stirling, Joondalup and Wanneroo and Towns of Victoria Park, Vincent and Cambridge as joint owners of Lot 118 (1700) Marmion Avenue, Tamala Park entered in to a lease on 10 May 1999 with Vodafone Network Pty Ltd for the installation of telecommunication towers on a portion of Lot 118.

Thereafter, Crown Castle Australia Pty Ltd purchased the rights to Vodafone's communications towers and the joint owners supported the assignment. The City of Joondalup's support being provided at Council's meeting of 23 October 2001 (Report No. CJ368-10/01 refers).

The assignment documents to Crown Castle Australia Pty Ltd are currently circulating between the joint owners being executed. During this period it has been discovered that Vodafone has changed its name several times and also changed its Australian Company Number (A.C.N.). Due to these changes and as a formality, it is now necessary to seek the owners' approval to assign the lease from Vodafone Australia Limited to Vodafone Network Pty Ltd prior to the assignment of the lease to Crown Castle Pty Ltd being finalised.

It is therefore recommended that Council support the assignment of lease from Vodafone Australia Limited, formerly Vodafone Network Pty Ltd (A.C.N. 056 161 043), to Vodafone Network Pty Ltd (A.C.N 081 918 461).

**BACKGROUND**

The Cities of Perth, Stirling and Joondalup (and now including the City of Wanneroo and the Towns of Victoria Park, Vincent and Cambridge) as joint owners of Lot 118 (formerly Lot 17) Marmion Avenue, Tamala Park entered in to a lease with Vodafone Network Pty Ltd over portion of Lot 118 on 1 November 1998 for a 5-year term. The lease has a renewal clause for two further 5-year terms.

Crown Castle Australia Pty Ltd took the option to purchase Vodafone's communications towers, and in a letter dated 13 March 2001, solicitors acting for Vodafone sought the owners'

consent to an assignment of the lease. Council approved the assignment to Crown Castle Pty Ltd at its meeting on 23 October 2001.

<b>Suburb/Location:</b>	Lot 118 (1700) Marmion Avenue, Tamala Park
<b>Applicant:</b>	Vodafone Australia Limited
<b>Owners:</b>	Cities of Joondalup, Perth, Stirling and Wanneroo and Towns of Victoria Park, Vincent and Cambridge
<b>Strategic Plan:</b>	3.5 To provide and maintain sustainable economic development 3.5.1 Develop partnerships with stakeholders to foster business and development opportunities.

## **DETAILS**

Vodafone has changed its name on several occasions, and a change in the company's status has also taken place. As a consequence, solicitors for Vodafone advised that it would be necessary for the owners to approve the assignment of the lease from Vodafone Australia Limited (formerly Vodafone Network Pty Ltd A.C.N. 056 161 043) to Vodafone Network Pty Ltd (A.C.N. 081 918 461). The proposed assignment reflecting the change of the A.C.N. for Vodafone Network Pty Ltd.

Solicitors on behalf of the owners have confirmed that this action is necessary and that the legal rights of the owners are not compromised by such an assignment.

## **COMMENT**

At Council's meeting of 23 October 2001, support was given to the assignment from Vodafone Network Pty Ltd to Crown Castle Australia Pty Ltd and the assignment documents are currently circulating between the respective owners for execution. At this point therefore, finalisation of the assignment has not yet been completed.

The changes that have taken place to Vodafone's name and status, although after the event of the assignment to Crown Castle, has made it necessary for assignment documents Vodafone Australia Limited to Vodafone Network Pty Ltd, to be executed by all parties. Council's support is required to authorise this action. Such assignment will reflect Vodafone's correct company name and A.C.N number.

The assignment of the lease to Vodafone Network Pty Ltd will be made under the same terms and conditions as the lease held by Vodafone Australia Limited.

## **ATTACHMENTS**

Nil.

## **VOTING REQUIREMENTS**

Simple Majority

## **RECOMMENDATION**

**That Council as part owner of Lot 118 (1700) Marmion Avenue, Tamala Park, APPROVES the assignment of lease dated 10 May 1999 from Vodafone Australia Limited (A.C.N. 0056 161 043) to Vodafone Network Pty Ltd (A.C.N. 081 918 461).**



## **ITEM 4     PETITION REQUESTING MODIFICATION TO SEACREST DRIVE, SORRENTO – [01398] [00003]**

**WARD -** South Coastal

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### **PURPOSE**

The following report gives details of the existing traffic flow conditions and presents the possible future works planned along Seacrest Drive for consideration.

### **EXECUTIVE SUMMARY**

In June 2003, the City received a 56 signature petition from street residents seeking the construction of traffic treatments along Seacrest Drive, Sorrento. The petitioners are concerned with the volume of traffic and the speed at which vehicles travel along Seacrest Drive.

Seacrest Drive is one of several roads listed for funding consideration and possible future modification as part of the City's Five Year Capital Works Program.

Future enhancement of Seacrest Drive featuring a flush red asphalt median, intermittent landscaping and raised traffic islands at junctions is currently listed in 2006/07 year of the City's Local Road Enhancement Program. Similar treatments of St. Helier Drive and Harman Drive in Sorrento are also planned as part of the City's Local Road Traffic Management Program.

It is envisaged that when fully completed, the uniform treatment of these roads throughout Sorrento may cost effectively encourage lower overall vehicle speeds and significantly improve the safety and amenity of the area for all road users.

This report recommends that Council:

- 1     *CONSIDERS the future enhancement of Seacrest Drive and review the priority for treatment as part of the City's 2004/05 Draft Five Year Capital Works Program;*
- 2     *ADVISES the petitioners accordingly.*

### **BACKGROUND**

Seacrest Drive runs between Marmion Avenue and Hepburn Avenue. It is currently classified under Main Roads WA Metropolitan Functional Road Hierarchy as a 'local distributor road'. Seacrest Drive has previously been identified as one of several 10-metre wide local distributor roads that may benefit from treatment as part of the City's pro-active traffic management program.

Accordingly, future modification of Seacrest Drive was listed for consideration as part of the City's Five Year Capital Works – Local Road Traffic Management Program.

The proposal features enhancement features a flush red asphalt median, intermittent landscaping and raised traffic islands at junctions similar to that on Cockman Road, Greenwood.

Essentially, the reduced carriageway width and modified road environment are intended to reduce overall vehicle speeds and improve safety for all road users along Seacrest Drive.

A before and after comparison of modified roads has shown that this type of treatment has been successful in reducing overall vehicle speeds by around 5-10km/h.

The future enhancement of Seacrest Drive is currently listed in 2006/07 year of the City's Local Road Traffic Management Program.

Similar treatment of St. Helier Drive and Harman Road in Sorrento are also listed for future consideration as part of the City's Local Road Traffic Management Program.

It is envisaged that when fully completed, the uniform treatment of these roads throughout Sorrento may cost effectively encourage lower overall vehicle speeds and significantly improve the safety and amenity of the area for all road users.

The priority for these projects will be reviewed as part of the City's 2004/05 Budget process.

## **DETAILS**

A detailed analysis of traffic data recorded along Seacrest Drive by the City in August 2003 indicated that the traffic volume ranges between 7050 vehicles per day (VPD) west of Marmion Avenue and 3900 VPD south of Hepburn Avenue.

The 85<sup>th</sup> percentile speed of vehicles (*the speed at or below which 85 percent of vehicles are travelling*) recorded at mid-block locations along Seacrest Drive were 59km/h and 62km/h during peak flow periods.

In the 5-year period to Dec 2002 there have been seventy nine (79) crashes recorded along Seacrest Drive. Seventy (70) crashes have occurred at intersections, forty three (43) of those being recorded at the intersection of Marmion Avenue and Seacrest Drive, five (5) recorded at the intersection of Hepburn Avenue and Seacrest Drive and seventeen (17) recorded at other intersections along Seacrest Drive. The remaining nine (9) crashes occurred at mid-block. The severity of sixty one (61) crashes has been recorded property damage only (non-medical).

Previous traffic surveys carried out by the City in 1998, 1999 and in June 2003 showed comparatively similar results for both traffic volume and speed.

Overall the data suggests that Seacrest Drive is functioning as would be expected for a road of this type, albeit at a slightly higher operating speed.

## **Financial Implications:**

Overall enhancement of Seacrest Drive is currently listed for consideration as part of the City's Five Year Capital Works Program. The current estimated cost is \$150,000.

**Strategic Implications:**

The planned enhancement of Seacrest Drive remains consistent with the cost-effective treatment of other local access roads throughout the municipality.

**COMMENT**

Seacrest Drive is one of several local roads listed for funding consideration as part of the City's Five Year Capital Works Program.

Future enhancement of Seacrest Drive featuring a flush red asphalt median, intermittent landscaping and raised traffic islands at junctions is currently listed in 2006/07 year of the City's Local Road Enhancement Program. Similar treatments of St.Helier Drive and Harman Road in Sorrento are also planned as part of the City's Local Road Traffic Management Program.

When fully completed, the uniform treatment of local distributor roads throughout Seacrest Drive are anticipated to cost effectively encourage lower overall vehicle speeds and significantly improve the safety and amenity of the area for local residents.

More importantly, this proposal remains consistent with the treatment of all other local distributor roads throughout the City.

The assessment of the traffic data collected on Seacrest Drive suggests that while there are some incidences of excessive vehicle speed majority of motorists drive in accordance with the local road environment.

While incidences of excessive vehicle speed remains a concern, overall the data suggests that Seacrest Drive is functioning as would be expected for a road of this type, albeit at a slightly higher operating speed.

In view of this and on the basis of the traffic assessment, treatment of this road would have a lower priority in comparison with other local distributor roads listed for treatment as part of the City's Five Year Capital Works Program.

However, the City will continue to monitor traffic flow along Seacrest Drive and review the priority for treatment of Seacrest Drive as part of the review of the City's 2004/05 Draft Five Year Capital Works Program.

On this basis, endorsement of this future treatment of Seacrest Drive is recommended for consideration and priority of treatment is to be reviewed as part of the City's 2004/05 Draft Five Year Capital Works Program.

**ATTACHMENTS**

Nil.

**VOTING REQUIREMENTS**

Simple Majority

## **RECOMMENDATION**

### **That Council:**

- 1      CONSIDERS the future enhancement of Seacrest Drive and priority for treatment to be reviewed as part of the City's 2004/05 Draft Five Year Capital Works Program;**
  
- 2      ADVISES the petitioners accordingly.**

## **ITEM 5      EXTENSION OF OCEAN REEF ROAD - HODGES DRIVE TO SHENTON AVENUE – [15968]**

**WARD** - Marina and Lakeside

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### **PURPOSE**

To consider an “In Principle Agreement” between the City and the Ocean Reef/Iluka Subdivision developers for the transfer of road construction obligations relating to Ocean Reef Road and Burns Beach Road.

### **EXECUTIVE SUMMARY**

Council has previously considered reports on the completion of the construction of Ocean Reef Road from Hodges Drive to Shenton Avenue. As part of previous subdivision approvals the City is responsible for the section of Ocean Reef Road from Hodges Drive to the northern boundary of Lot 1029 and a legal agreement requires the remaining section of Ocean Reef Road to be constructed by the adjacent subdivision developer. With regard to the City’s obligation there are funding and timing implications for constructing its section of Ocean Reef Road.

To enable the full length of Ocean Reef Road to be constructed between Hodges Drive and Shenton Avenue this year, the subdivision developers’ representative Beaumaris Land Sales has tabled a proposal to exchange the respective road obligations for Burns Beach Road and Ocean Reef Road.

It is considered that this proposal has benefits from a funding and transport network basis and this report recommends that Council:

- 1      Agrees in principle to the City and the subdivision land owners being the Roman Catholic Archbishop of Perth, together with Davidson Pty Ltd, transferring their respective road construction obligations for Ocean Reef Road and Burns Beach Road, subject to an agreement being drawn up to the satisfaction of the Chief Executive Officer and the respective subdivision land owners;
- 2      Authorises the contribution of \$140,216.57 to the subdivision land owners being the Roman Catholic Archbishop of Perth, together with Davidson Pty Ltd to fulfil the road construction transfer obligations for Ocean Reef Road;

### **BACKGROUND**

Council has previously considered reports on the completion of the construction of Ocean Reef Road from Hodges Drive to Shenton Avenue.

At its meeting on 13 June, 2000 (Report CH139-06/00 refers) Council resolved in part to:

- List for consideration in Council’s Metropolitan Regional Road Program funding submission, the construction of Ocean Reef Road from Hodges Drive through to Shenton Avenue;

- Finalise negotiations with Beaumaris Land Sales for the construction of Ocean Reef Road from the northern boundary of Lot 1029 to Shenton Avenue.

The City of Joondalup is responsible for the section of Ocean Reef Road between Hodges Drive and the northern boundary of Lot 1029 as shown on Attachment 1. Funding from the Metropolitan Regional Road Program (MRRP) for the City's section of Ocean Reef Road is unlikely in the short term, as this project does not rank highly in the program.

In the MRRP program, State funds are provided to local government on a two for one basis for projects achieving a points score from a multi criteria analysis and priority listing against all other Metropolitan Councils. The current point score for Ocean Reef Road is very low and therefore this project has not attracted funding.

As part of the Regional Road obligations for Amendment 641 being the rezoning of Iluka to Residential Development, the subdivision landowners (Roman Catholic Archbishop of Perth and Davidson Pty Ltd) are also responsible for a 50% contribution towards the upgrading to a boulevard standard of the existing carriageway of Burns Beach Road from Marmion Avenue to Delgado Parade. This road obligation is show on attachment 1. A first stage of this section of Burns Beach Road is currently being constructed, which involves connecting the sub-divisional roads of Delgado Parade and Cardiff Gate, with these works programmed to be completed in mid October of this year. The full standard upgrading of this road as a boulevard, is not programmed until the section of Burns Beach Road east of Marmion Avenue is dualled, sometime in the future.

## **DETAILS**

The subdivision developers are keen to fulfil their regional road obligations and have budgeted in this financial year their section of Ocean Reef Road to Shenton Avenue. As Council has not allocated any funds for its section of Ocean Reef Road and on the basis that the full upgrading of the developer's section of Burns Beach Road needs to be co-ordinated with the City's future works a proposal is being tabled for the City's and developers obligations for these roads to be transferred. This proposal has the main benefits of:

- 1 The full length of Ocean Reef Road between Hodges Drive and Shenton Avenue being constructed by the subdivision developers this year and completing the road network for Ocean Reef through to Shenton Avenue.*
- 2 The City being able to make future application for MRRP funds on a 2:1 arrangement for the upgrading of the section of Burns Beach Road west of Marmion Avenue through to Delgado Parade and co-ordinating this construction with the programmed dualling of Burns Beach east of Marmion Avenue at some future stage.*

## **Financial Implications:**

The developers' Engineering Consultant (Cossill & Webley) has submitted the respective project costs for their nominated construction contractor (Works Infrastructure) to undertake these works.

The costs in summary for each parties obligations as shown on attachment 1 are as follows:

Ocean Reef Road (COJ responsibility)	\$367,297.10
Burns Beach Road (net 50% subdivision developers)	<u>\$227,080.53</u>
Balance (COJ responsibility)	\$140,216.57

*These costs exclude any contingency amount and GST*

From this it can be seen that the City will be required to contribute \$140,216.57 to the subdivision developers as part of the proposed transfer of the road obligations. Whilst it was anticipated that the transfer of the road construction obligations would be cost neutral, as can be seen from the detailed costing, this is not able to be achieved. Notwithstanding this, it is considered that the proposed contribution sought is in keeping with the principles of the State Governments MRRP funding assistance program for roads of this type. It is considered that this transfer of obligations is mutually beneficial for both parties.

The City has funds of \$187,309 available in the Hodges Drive Drainage Reserve which was created in 1988/89 for the provision of drainage facilities near the catchments point of Ocean Reef Road. Currently a temporary drainage facility has been constructed on Lot 1029 pending future development proposals. At this stage, no drainage works is needed for Hodges Drive. Any future upgrading of stormwater drainage for Hodges Drive and Ocean Reef Road can be accommodated as part of future roadworks and/or development of Lot 1029.

Therefore, these funds can be used now for these construction works.

<b>Budget Item:</b>	Hodges Drive Drainage Reserve
<b>Budget Amount:</b>	\$187,309
<b>YTD Amount:</b>	\$
<b>Actual Cost:</b>	\$140,216.57

## COMMENT

The extension of Ocean reef Road from Hodges Drive to Shenton Avenue will complete the road network for Ocean Reef through to Shenton Avenue.

The proposed ‘in principle’ agreement between the City and the Ocean Reef/Iluka subdivision developers to transfer the respective road construction obligations for Ocean Reef Road and Burns Beach Road has merit from a funding and timing viewpoint. Whilst the City is required to contribute additional funds for these works this can be allocated from the Reserve Funds for Hodges Drive Drainage.

## ATTACHMENTS

Attachment 1 – Plan of road construction obligations

## VOTING REQUIREMENTS

Simple Majority

## RECOMMENDATION

### That Council:

- 1** AGREES in principle to the City and the subdivision land owners being the Roman Catholic Archbishop of Perth, together with Davidson Pty Ltd, transferring their respective road construction obligations for Ocean Reef Road and Burns Beach Road, subject to an agreement being drawn up to the satisfaction of the Chief Executive Officer and the respective subdivision land owners;
- 2** AUTHORISES the contribution of \$140,216.57 to the subdivision land owners being the Roman Catholic Archbishop of Perth, together with Davidson Pty Ltd to fulfil the road construction transfer obligations for Ocean Reef Road.

*Appendix 3 refers*

To access this attachment on electronic document, click here: [Attach3brf230903.pdf](#)

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## **ITEM 6 MINUTES OF THE SENIORS INTEREST ADVISORY COMMITTEE – WEDNESDAY 20 AUGUST 2003 – [55511]**

**WARD - All**

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### **PURPOSE**

The purpose of this Report is to submit to Council the unconfirmed Minutes of the Seniors Interest Advisory Committee held on Wednesday, 20 August 2003.

### **EXECUTIVE SUMMARY**

A meeting of the Seniors Interest Advisory Council was held on Wednesday, 20 August 2003 and the minutes of the meeting are submitted for noting by Council.

### **DETAILS**

The minutes of the Senior Interest Advisory Committee held on 20 August 2003 at the City of Joondalup are included as Attachment 1.

No action is required from these minutes.

### **ATTACHMENTS**

Attachment 1 - Minutes of Seniors Interest Advisory Committee meeting held 20 August 2003.

### **VOTING REQUIREMENTS**

Simple Majority.

### **RECOMMENDATION**

**That Council NOTES the Minutes of the Senior Interest Advisory Committee Meeting held 20 August 2003 forming Attachment 1 to this Report.**

*Appendix 5 refers*

*To access this attachment on electronic document, click here: [Attach5brf230903.pdf](#)*

## **ITEM 7 DELEGATED AUTHORITY REPORT FOR THE MONTH OF AUGUST 2003 – [07032]**

**WARD - All**

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### **PURPOSE**

To submit items of Delegated Authority to Council for noting.

### **EXECUTIVE SUMMARY**

This report provides a resumé of the Development Applications processed by Delegated Authority for August 2003 (see attachment 1).

The total number of Development Applications determined (including Council and delegated decisions) is as follows:

<b>Month</b>	<b>No</b>	<b>Value (\$)</b>
August 2003	69	8,766,964

### **ATTACHMENTS**

Attachment 1 - Development Approvals processed

### **VOTING REQUIREMENTS**

Simple Majority.

### **RECOMMENDATION**

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

*Appendix 6 refers*

*To access this attachment on electronic document, click here: [Attach6brf230903.pdf](#)*

## **ITEM 8      SUBDIVISION REFERRALS PROCESSED 1 – 31 AUGUST 2003 – [05961]**

**WARD -**    Lakeside, North Coastal, South, South Coastal and Whitfords

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### **PURPOSE**

The purpose of this report is to advise Council of subdivision referrals received by the City for processing.

### **EXECUTIVE SUMMARY**

Attachment 1 is a schedule of the Subdivision Referrals processed by Urban Design and Policy from 1– 31 August 2003. Applications 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 subdivision applications processed will enable the potential creation of 1 additional residential lot and 6 strata residential lots. The average processing time taken was 16 days.

Two applications were deferred and 1 application was cancelled.

#### **Ref: SU803-03 – 15 Woodswallow Close, Joondalup**

*This application was deferred until the Western Australian Planning Commission (WAPC) provides guidance as to whether a setback assessment should be made from the proposed survey strata boundary in this instance.*

#### **Ref: SU929-03 – 63 Kempenfeldt Avenue, Sorrento**

This application was deferred pending submission of a survey quality sketch plan of all dwellings, and proposed lot boundaries upon the parent lot, so that a detailed assessment can be undertaken against the Residential Design Codes of Western Australia 2002.

#### **Ref: SU122800 – 1 Sunlander Drive and 50 Mistral Meander, Currambine**

This application was cancelled by the applicant on behalf of the owner. No reason was given.

### **ATTACHMENTS:**

Attachment 1            Schedule of Subdivision Referrals

## VOTING REQUIREMENTS

Simple Majority

## RECOMMENDATION

**That Council NOTES the action taken by the Subdivision Control Unit in relation to the application described in this Report.**

*Appendix 7 refers*

*To access this attachment on electronic document, click here: [Attach7brf230903.pdf](#)*

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## **ITEM 9 CRAIGIE LEISURE CENTRE REDEVELOPMENT – [09050]**

**WARD - All**

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### **PURPOSE**

The purpose of this report is to:

- 1 Provide Council with an alternative plan to the proposed option 6 that includes a 50 Metre 8 lane pool and is costed at no more than \$8.1 million.
- 2 Make a recommendation to Council with regards to the design option for the redevelopment of the Craigie Leisure Centre.

### **EXECUTIVE SUMMARY**

At its 19 August meeting, Council was again presented with the recommendation to proceed with option 6 for the redevelopment of the Craigie Leisure Centre. This followed previous requests from Council for further consultation and information pertaining to the recommended redevelopment option 6. At this meeting, Council requested that an alternative plan to the proposed option 6 that includes a 50 metre, 8 lane pool and is fully costed at no more than \$8.1 million be provided.

Following substantial further investigation, James Christou and Partners Architects (JCPA), in conjunction with the project team, have developed two additional options (7 and 8) that:

- 1 Meet the Council's suggested requirement of a 50 metre pool being the highest priority to the project; and
- 2 Are costed at no more than \$8.1 million dollars.

Option 7 provides for a 50 metre indoor pool to be constructed within the confines of the current building shell. Whilst this can be achieved within the budget limitations, no other aquatic facilities can be provided within the budget limit with the net result being that the City will no longer provide for family, leisure and seniors markets at the Craigie Leisure Centre. It is also forecast that the ongoing operation deficit incurred by the City for option 7 would increase from the current level of approximately \$400,000 to over \$680,000.

Option 8 provides for a 50 metre outdoor pool with the current aquatic centre and fitness centre configurations receiving a minor refurbishment. Whilst this achieves a 50 metre pool for Council as requested, it places the Council in a high risk position in regard to the existing aquatic facility being refurbished knowing that the infrastructure is comprised essentially of a redundant and aging pool shell, piping and mechanical equipment. The net result would be the City being provided with a new 50 metre pool and left with existing aging infrastructure, including inadequate filtration systems, that would require further capital works in a short period of time. The consultants have also advised that the risk of short-term equipment failures would remain. It is also forecast that the ongoing operation deficit incurred by the City for option 8 would increase marginally from the current level of approximately \$400,000 to over \$480,000. As such, option 8 is considered completely unacceptable for Council to pursue.

Option 6 as originally presented to Council provides for the greatest increase in amenity, programmability and service provision out of all options but does not provide for a 50 metre water space. However to meet the desire of the community for a 50 metre pool, Council could list an outdoor 50 metre pool in the 2004/05 capital works budget process for consideration as a second stage to the project in 2005/2006. It is forecast that option 6 as originally recommended to Council will show a positive operational cash flow with the further inclusion of the 50 metre outdoor pool reducing this to a deficit of approximately \$100,000.

## BACKGROUND

Deliberations regarding the preferred design options for the redevelopment of the Craigie Leisure Centre have been extensive. Council has sought further information on a number of occasions to assist in making its final decision. This process is summarised below in Table 1.

**Table 1 – Summary of Council Decisions**

Report No	Date	Resolution
CJ074-04/03	1 April 2003	<ol style="list-style-type: none"> <li>1 Council reaffirms its decision to close the aquatic facilities at The Craigie Leisure Centre as of 5 May 2003;</li> <li>2 A report regarding the position of the Marmion Squash Club be presented to Council once there has been an opportunity to discuss the project further with the club's executive.</li> </ol>
CJ130-06/03	17 June 2003	<ol style="list-style-type: none"> <li>1 Adopts option 6 for the redevelopment of Craigie Leisure Centre aquatic facility subject to public consultation in relation to option 6;</li> <li>2 Seeks approval for the project budget of \$7.5 million to be expended in the 2003/04 and 2004/05 financial years.</li> </ol>
CJ194-08/03	19 August 2003	That consideration of the redevelopment recommendations for the Craigie Leisure Centre be deferred until a full costing be carried out on an alternative plan to the proposed option no 6, that includes a 50 metre 8 lane pool and is costed at no more than \$8.1 million.

In response to the most recent Council decision, the design consultant, James Christou and Partners Architects (JCPA), the quantity surveyor, Ralph and Beatty Bosworth (RBB) and the internal project team have developed two options that:

- 1 Meet the Council's suggested requirement of a 50 metre pool being the highest priority to the project; and
- 2 Are costed at no more than \$8.1 million dollars.

## DETAILS

In developing further options to meet the guidelines established by Council, JCPA investigated options of including a 50 metre water body both as an indoor facility within the present building structure and as an additional outdoor facility. As Council's resolution was not specific on this matter, this was considered the appropriate course of action.

The perceived requirement for a 50 metre pool at Craigie Leisure Centre has been developed around the needs of schools, and in particular, school carnivals. In responding to this need JCPA developed options that include spectator seating. At the present time Arena Joondalup caters to the needs of school carnivals within the region and consequently, JCPA have adopted the 1000 person seating capacity of the Arena as the benchmark.

### Further Design Options

This report presents three options for Council's information. These options include:

Option 7 – 50 metre indoor pool (\$8.1 million)

Option 8 – 50 metre outdoor pool (\$7.9 million) (1000 seating capacity additional \$0.7m)

Option 6 – 50 metre outdoor pool (\$10.9 million) (1000 seating capacity additional \$0.7m)

### Option 7 – 50 metre indoor pool (Attachment 1)

This is the development of a new 50 metre pool within the existing building. The option allows for the development of a new gym, aerobics area and crèche. The administration areas, kiosk and change room facilities would only receive a cosmetic refurbishment. The constraints of the existing building limit seating to approximately 370 thereby not meeting the needs of the schools. The budget would not extend to the provision of further leisure or learn to swim aquatic facilities. The costs of the new fitness centre (approximately \$1.0 m) does not equate to the cost of additional leisure pools.

**Table 2 – Option 7 Analysis**

### Option 7

Construction	Yes	No	Partially
Completely new pool shells with warranty	√		
Completely new pipe work and plumbing	√		
1000 spectator seats that can accommodate the communities & schools requirements for carnivals.		√	
Provides a range of facilities that meets the majority of the communities expressed needs including family, leisure, lap swimming and seniors markets.		√	
A second stage development can be implemented with minimal impact on operations and customers.		√	
Capital costs within 2003/2004 adopted budget of \$8.1million.	√		
Increased crèche, aerobics and gym capacity provides for improved ability to meet the communities needs	√		
Provides a new spa, sauna and steam room facility that meets the expressed needs of the community.		√	
New mechanical system will provide industry leading water and air quality.		√	
Increased toilet/change room amenities.		√	

New lobby and foyer provides for climate-controlled area, with clear vision for customers to all facilities within the Centre.		√	
Provides facilities that are different to the Arena Joondalup allowing market differentiation and less competition between the two centres.		√	√ provides no leisure pool.
Provides two separate bodies of water with different water temperatures, a key requirement for being able to program and services different markets within the community.		√	
Provides increased 'swimming lesson' program opportunities, regarded by the community as an essential element to a facilities core range of services.		√	
Wet deck included in pools, to improve pool water circulation and quality.	√		
Provide facilities that meet the needs for Education Department swimming lesson		√	
Occupational Safety and Health issues of front reception are addressed		√	
Design addresses the current state of gymnasium, which includes poor layout, poor ventilation, roof requiring replacement and limited space for equipment.	√		
Clear vision from administration and reception areas provide secondary supervision to aquatic and court facilities.		√	
Clear vision from gym to aquatic area increases visual appeal and internal cross promotion of programs and services.		√	
Provides controlled access between the crèche, aerobics, gym and the aquatic area reducing non-paying customers.		√	

### Comment

Option 7 does not provide the City any significant advantage over what is currently in place at Craigie Leisure Centre. Option 7 provides fewer facilities and reduces the City's infrastructure and thereby the ability to provide programs and services to the broader community. The facility will not cater for the seniors, family, leisure and learn to swim markets. The community will lose a leisure pool at this location.

In trying to achieve an objective of being a facility that caters for the sport of swimming and in particular the schools market, the limitations of the building mean that the spectator accommodation is only 370, which does not meet the objectives of the community or the target market.

If Option 7 was adopted it would be the only Centre in Western Australia that provides a indoor 50 metre pool without any leisure facilities.



The scope of the project enables only cosmetic improvement to the office, kiosk and change room facilities. By not implementing the necessary structural modifications, the City does not address significant occupational health and safety issues currently experienced by the City's customers and staff. The change room facilities areas have been a major concern for a number of years and to not take this opportunity to make genuine improvement would be to the detriment of the whole project.

The estimated attendances of Option 7 would be approximately 400,642 per annum that, whilst are comparable to the facility as it was at the time of closure (5 May 2003), represent a significant shift in user demographics from leisure, seniors and families to lap swimming. There are some operational savings with this project due to their being no leisure facilities so staff and energy costs are lower. The net result is a high estimated deficit of \$680,229 per annum, and increase from the current level of approximately \$400,000 per annum, which should not be considered acceptable.

#### Option 8 – 50 metre outdoor pool (Attachment 2)

Option 8 would provide Council with an outdoor 50 metre pool (without any spectator seating) and a refurbishment of the existing pool area, crèche, gym, office, kiosk and change rooms. The total cost of this project is estimated at \$7.9m. The cost of providing seating (1000) as a discrete component is \$700,000. Whilst developing the project without the seating may be completed within the \$8.1m budget, this does not meet the expressed needs of schools wishing to use the 50m pool.

**Table 3 – Option 8 Analysis**

		<b>Option 8</b>		
<b>Construction</b>	<b>Yes</b>	<b>No</b>	<b>Partially</b>	
Completely new pool shells with warranty			√	50m only
Completely new pipe work and plumbing			√	50m only
1000 spectator seats that can accommodate the communities & schools requirements for carnivals.		√		
Provides a range of facilities that meets the majority of the communities expressed needs including family, leisure, lap swimming and seniors markets.	√			√ outdated leisure facilities
A second stage development can be implemented with minimal impact on operations and customers.		√		
Capital costs within 2003/2004 adopted budget of \$8.1million.	√			
Increased crèche, aerobics and gym capacity provides for improved ability to meet the communities needs		√		
Provides a new spa, sauna and steam room facility that meets the expressed needs of the community.		√		
New mechanical system will provide industry leading water quality and air quality.		√		
Increased toilet/change room amenities.		√		
New lobby and foyer provides for climate-controlled area, with clear vision for customers to all facilities within the Centre.		√		
Provides facilities that are different to the Arena		√		

Joondalup allowing market differentiation and less competition between the two centres.			
Provides two separate bodies of water with different water temperatures, a key requirement for being able to program and services different markets within the community.			√
Provides increased ‘swimming lesson’ program opportunities, regarded by the community as an essential element to a facilities core range of services.		√	
Wet deck included in pools, to improve pool water circulation and quality.			√ 50 only
Provide facilities that meet the needs for Education Department swimming lesson	√		
Occupational Safety and Health issues of front reception are addressed		√	
Design addresses the current state of gymnasium, which includes poor layout, poor ventilation, roof requiring replacement and limited space for equipment.		√	
Clear vision from administration and reception areas provide secondary supervision to aquatic and court facilities.		√	
Clear vision from gym to aquatic area increases visual appeal and internal cross promotion of programs and services.		√	
Provides controlled access between the crèche, aerobics, gym and the aquatic area reducing non-paying customers.		√	

### Comment

Option 8 has addressed Council’s request for 50 metre water space which is provided as an additional component to the existing body of water. The requirement of schools to have seating for up to 1000 students cannot be included as part of this project as the overall costs are prohibitive. Provision may be made for temporary seating from operational budgets, thereby increasing further the operational deficit.

Whilst the project provides a new 50 metre water facility, it only provides for the upgrade of the existing pool shell. The retention of the existing pool shell offers significant risk to the City as asset managers. The element of risk lays predominantly in the use of the existing pool. The condition of the pool shell, plant and the associated pipe work is unknown and there is no capacity in the project budget to excavate and examine or replace it. A report produced in 2001 for the City by Geoff Ninnes clearly outlined to the City that the pool at that time was poorly designed with circulation rates that are well outside the standards that would be achieved by any facility. Major issues that are not addressed in this project are improved water quality and air quality. It is expected the City will be required to address these issues in the short term.

The 50 metre pool will provide a facility that can specifically cater for the lap swimming and school carnival markets. The upgrade of the existing indoor pool shell will mean the structure and layout of the pool will not be changed. The current structure and layout of the pool is 15 years old. The design of the facility is outdated and has lost its relevance and market appeal to the broader community. The current pool structure can cater for the community but would

be a facility with limitations that have existed for 15 years. The limitations include inappropriate water depths, no flexibility with water temperatures, no children's plays features and poor water quality.

The lack of change and improvement to the pool area will mean that there are very few attractions to bring new customers to the facility.

The capacity to provide varying water temperatures is integral to the success of the facility. By having one large body of water indoors the City would be committed to either:

- Higher water temperatures (32 deg) to suit leisure and learn to swim markets and thereby disenfranchising the indoor lap swimming market; or
- Lower water temperatures (28 deg) to suit lap swimmers that thereby restricts the capacity of the facility to offer programs to leisure, families and seniors groups.

To heat the existing pool body, which is a very large area (1.5 million litres of water) to a higher temperature would have a massive impact upon the energy costs of the facility.

With only cosmetic refurbishment changes to the pool, gym, crèche, kiosk, office and change room facilities, the City would, as in option 7, be limiting the benefits that customers would be receiving in return for their investment of \$8.1m. The centre is competing with new and modern facilities in the market place, a refurbishment would not address the design faults of the current 15 year old facility. This would mean that its relevance to the community and ability to compete in the open market place is diminished.

From the operational analysis undertaken, option 8 provides an improvement to the attendance levels as compared to option 7. This is due only to an increase in water space and not quality. Whilst the additional space also provides additional operational costs, the size of the operational deficit based on estimated figures is forecast to reduce from \$680,229 to \$448,744 per annum compared to the current operational deficit of approximately \$400,000 per annum.

### Comparison of options 7 and 8 to option 6

In order to provide direct comparisons to the two new options detailed above, the same analysis is presented for the proposed option 6, and for option 6 with a 50 metre outdoor pool.

Option 6 (Attachment 3)

The details pertaining to option 6 have been previously discussed in report CJ130-06/03.

**Table 4 – Option 6 Analysis**

<b>Option 6</b>			
<b>Construction</b>	<b>Yes</b>	<b>No</b>	<b>Partially</b>
Completely new pool shells with warranty	√		
Completely new pipe work and plumbing	√		
1000 spectator seats that can accommodate the communities & schools requirements for carnivals.		√	
Provides a range of facilities that meets the majority of the communities expressed needs including family, leisure, lap swimming and seniors markets.	√		√ no 50m pool

A second stage development can be implemented with minimal impact on operations and customers.	√		
Capital costs within 2003/2004 adopted budget of \$8.1million.	√		
Increased crèche, aerobics and gym capacity provides for improved ability to meet the communities needs	√		
Provides a new spa, sauna and steam room facility that meets the expressed needs of the community.	√		
New mechanical system will provide industry leading water quality and air quality.	√		
Increased toilet/change room amenities.	√		
New lobby and foyer provides for climate-controlled area, with clear vision for customers to all facilities within the Centre.	√		
Provides facilities that are different to the Arena Joondalup allowing market differentiation and less competition between the two centres.	√		
Provides two separate bodies of water with different water temperatures, a key requirement for being able to program and services different markets within the community.	√		
Provides increased ‘swimming lesson’ program opportunities, regarded by the community as an essential element to a facilities core range of services.	√		
Wet deck included in pools, to improve pool water circulation and quality.	√		
Provide facilities that meet the needs for Education Department swimming lesson	√		
Occupational Safety and Health issues of front reception are addressed	√		
Design addresses the current state of gymnasium, which includes poor layout, poor ventilation, roof requiring replacement and limited space for equipment.	√		
Clear vision from administration and reception areas provide secondary supervision to aquatic and court facilities.	√		
Clear vision from gym to aquatic area increases visual appeal and internal cross promotion of programs and services.	√		
Provides controlled access between the crèche, aerobics, gym and the aquatic area reducing non-paying customers.	√		

#### Option 6 with 50 metre outdoor pool (Attachment 4)

This option is not affordable within the existing budget restrictions but could be considered as a second stage development. Council may consider if a 50 metre pool is a necessary requirement, that it lists the funds for a 50 metre pool for consideration in a future year’s budget.

**Table 5 - Option 6 with 50 metre pool Analysis****Option 6 with 50m Pool**

<b>Construction</b>	<b>Yes</b>	<b>No</b>	<b>Partially</b>
Completely new pool shells with warranty	√		
Completely new pipe work and plumbing	√		
1000 spectator seats that can accommodate the communities & schools requirements for carnivals.	√		
Provides a range of facilities that meets the majority of the communities expressed needs including family, leisure, lap swimming and seniors markets.	√		
A second stage development can be implemented with minimal impact on operations and customers.	N/A		
Capital costs within 2003/2004 adopted budget of \$8.1million.		√	
Increased crèche, aerobics and gym capacity provides for improved ability to meet the communities needs	√		
Provides a new spa, sauna and steam room facility that meets the expressed needs of the community.	√		
New mechanical system will provide industry leading water quality and air quality.	√		
Increased toilet/change room amenities.	√		
New lobby and foyer provides for climate-controlled area, with clear vision for customers to all facilities within the Centre.	√		
Provides facilities that are different to the Arena Joondalup allowing market differentiation and less competition between the two centres.		√	
Provides two separate bodies of water with different water temperatures, a key requirement for being able to program and services different markets within the community.	√		
Provides increased 'swimming lesson' program opportunities, regarded by the community as an essential element to a facilities core range of services.	√		
Wet deck included in pools, to improve pool water circulation and quality.	√		
Provide facilities that meet the needs for Education Department swimming lesson	√		
Occupational Safety and Health issues of front reception are addressed	√		
Design addresses the current state of gymnasium, which includes poor layout, poor ventilation, roof requiring replacement and limited space for equipment.	√		
Clear vision from administration and reception areas provide secondary supervision to aquatic and court facilities.	√		
Clear vision from gym to aquatic area increases visual appeal and internal cross promotion of programs and services.	√		

Provides controlled access between the crèche, aerobics, gym and the aquatic area reducing non-paying customers.	√		
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### Key Performance Indicator comparison

Table 6 below provides a summary of key performance indicators (KPI's) compared between the options contained within this report. These four KPI's shown in this analysis are considered to be the main indicators of community return and infrastructure performance for such facilities.

**Table 6 – Key Performance Indicator comparisons**

	Option 8	Option 7	Option 6	Option 6 with 50m Pool
Capital Cost - (Financial)	\$8.6m	\$8.1m	\$8.1m	\$11.6m
Operating Deficit (Surplus) (Financial)	\$490,000	\$680,000	(\$280,000)	\$100,000
Energy Cost (Environment)	\$300,000	\$240,000	\$280,000	\$480,000
Attendances (Social)	540 000	400 000	690 000	770 000

- Figures provided are estimates only based on currently available information.
- The operational position of each option is determined on the operating costs directly associated with the Centre. This excludes items such as depreciation, building rental charges and internal allocation charges. All figures are exclusive of GST. Assumes that the facilities programs and services are operating at peak capacity in third year of operation (allowing for set up and growth period).

### Myrtha Pool Option

At its meeting in August 2003, Council requested that costs associated with Myrtha construction technology be included as part of the proposals presented to them. Whilst some estimates can be provided by the sole Asia Pacific supplier of Myrtha pool systems, a detailed cost comparison cannot be provided until the full construction tender process is concluded. It is the intention to provide the option of including a Myrtha pool shell system in the construction contract for the tenderers to price. Without undertaking a full tender process it is not possible to isolate the comparative costs between the use of concrete and the Myrtha technology.

JCPA have advised the City that in the previous three years, they have completed two major aquatic centres, Melville Aquatic Centre and Riverton Leisureplex, whereby Myrtha Technology was included in the tender process. In both tenders, both concrete and Myrtha technology was made available to the client with the following results:

- *Melville Aquatic Fitness Centre* - 50 metre pool and diving pool the Myrtha technology to be \$163,900 more expensive.
- *Riverton Aquatic Centre* - 50 metre pool the Myrtha technology was \$109,613 more expensive.

The City of Melville project chose to take the concrete option whereas the City of Canning opted to proceed with the Myrtha option despite the additional cost. Advice provided by JCPA is that the decision made by Melville was with regard to cost, and Canning was with regard to certain preferences of operational staff relating to maintenance issues.

### **Impact of 50 metre outdoor pool on Craigie Bushland**

The positioning of a proposed 50 metre outdoor pool will have some impact upon the surrounding bushland area. Whilst the pool will fit within the area established by the access road, there is likely to be the loss of some vegetation.

The Craigie Leisure Centre is located on Crown Reserve that is also noted in the Western Australian Planning Commission's Bush Forever policy statement. As such, any requirement for further development at the Craigie Leisure Centre will require the approval of the Department of Planning and Infrastructure due to it being a Crown Reserve. Further, due to the additional constraint of the site being identified in Bush Forever, further investigation will be required to determine if the project may proceed given the impact on the bush.

### **COMMENT**

Since April this year Council has been considering options for the configuration of the redevelopment of the Craigie Leisure Centre. As requested at the 19 August Council meeting, the development of further options for a 50 metre pool contained within the current approved budget has been undertaken. These new options that are presented are the only two options that can be developed which meet the following requirements as prescribed by Council being:

- 1 A 50 metre pool is a priority.
- 2 That the project developed within the budget guidelines of \$8.1.

Subsequent to these requirements the evaluation of the options has been mindful of the need to accommodate schools, the ability to meet the needs of the community as a whole and the capacity of the facilities to operate without being an excessive burden upon the operational position of the facility.

From the evaluation it is clear that option 6 remains the best option to proceed with.

However to meet the desire of the community for a 50 metre pool, Council could list an outdoor 50 metre pool in the 2004/05 capital works budget process for consideration as a second stage to the project in 2005/2006. This recommendation is based upon the following reasons.

- Of the three options that are achievable within the budget parameters option 6 potentially offers Council an estimated operating surplus of \$280,000 per annum as opposed to estimated deficits of \$490,000 and \$680,000 per annum for option 7 and 8 respectively. These variations of \$770,000 and \$960,000 per annum are extremely significant.
- Anticipated attendances for option 6 are 690,000 per annum as opposed to 400,000 for option 7 and 540,000 for option 8.
- The mix of facilities offered in option 6 is the best when it comes to meeting the overall needs of the community. This is supportable by the fact that the attendances and profitability of option 6 are vastly superior to the other options that could feasibly be considered.
- Option 6 is a complete new aquatic facility, with a 15 year structural warranty. This significantly reduces the risk of future pool failure and the project not being delivered within budget. The risk involved in retrofitting the current pool is significant and needs to be taken very seriously as it relates to unknown costs of construction and comes without any structural warranty.
- By proceeding with option 6 the City has the opportunity to establish the business of running a premier multi-purpose recreation facility that caters for the broad section of the community, providing innovative and effective programs and services.
- Improved lighting will provide a safer and more attractive environment for the facility. The present lighting is poor and presents a safety hazard to swimmers who may have a distorted concept of distance and depth.
- Option 6 provides a multi-purpose facility that best caters for the expressed needs of the whole community. The mix of facilities will ensure that current and future demands can be met.
- Improved mechanical systems will provide industry leading water and air quality that will exceed current State legislation requirements and provide a first class experience for customers.
- Option 6 can accommodate a 50 metre pool as a second stage project without major disruption to the centre's customers and operations.
- The inclusion of a 50 metre pool as a second stage development to option 6, provides more cost effective capital investment and operations as compared to option 7 and option 8.

The proposal to recommend option 6 remains the preferred option by the officers involved in the project. This recommendation is based upon a range of social, environmental and economic criteria.



## ATTACHMENTS

- 1 Option 7
- 2 Option 8
- 3 Option 6
- 4 Option 6 with 50 metre outdoor pool.

## VOTING REQUIREMENTS

Simple Majority

## RECOMMENDATION

### That Council:

- 1 APPROVES Option 6 as the preferred option for the redevelopment of the Craigie Leisure Centre;**
- 2 LISTS the outdoor 50 metre pool for consideration in the 2004/05 budget process as a second stage to the project.**

*Appendix 8 refers*

To access this attachment on electronic document, click here: [Attach8brf230903.pdf](#)

**ITEM 10 COMMUNITY VISION INC – [40958]**

**WARD – All**

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This Item Is Confidential - Not For Publication

A full report has been provided to Elected Members under separate cover.

**ITEM 11 ACQUISITION OF LAND FOR PROPOSED JOONDALUP  
REGIONAL PERFORMING ARTS CENTRE – [01113]**

**WARD – All**

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This Item Is Confidential - Not For Publication

A full report has been provided to Elected Members under separate cover.

**ITEM 12 MULLALOO TAVERN PLANNING APPEAL – STATUS  
REPORT PT LOT 100 (10) OCEANSIDE PROMENADE,  
MULLALOO – [02089]**

**WARD** – Whitfords

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This Item Is Confidential - Not For Publication

A full report has been provided to Elected Members under separate cover.

**7 REPORT OF THE CHIEF EXECUTIVE OFFICER****8 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN****NOTICE OF MOTION NO 1 – CR C BAKER – INTRODUCTION OF PARKING FEES**

In accordance with Clause 3.12 of the Standing Orders Local Law, Cr C Baker has given notice of his intention to move the following motion at the Council meeting to be held on 30 September 2003:

*“That the City of Joondalup opposes any plans by the Labor State Government to introduce parking fees for motor vehicle parking adjacent to our City’s beaches and notes that the State Government has not consulted with our local community on this issue.*

**OFFICER’S COMMENT**

There must be a clear understanding of the reasons and outcomes being sought from the proposed introduction of paid parking at the Hillarys Marina. If it is proposed that paid parking apply to beach goers, then this would be difficult to support. However, if the aim is to support the commercial activities and achieve a higher turnover of customers for the businesses located at the marina, then it is considered all other possibilities need to be explored first before any commitment is given to introducing paid parking.

As such it is considered essential that the appropriate studies be carried out and sound reasons established prior to any change to the status quo.

**VOTING REQUIREMENT**

Simple majority

**CONFIDENTIAL NOTICE OF MOTION NO 2 – CR A WALKER –  
PROPOSED CROSSOVER TO LEICHHARDT STREET FROM PADBURY  
SHOPPING CENTRE – LOT 26 (1-25/75) WARBURTON AVENUE,  
PADBURY – [04751]**

Cr Allison Walker gave notice of her intention to move a motion at the ordinary meeting of the Council to be held on 30 September 2003. The following elected members indicated their support as required by Clause 4.4 of the City's Standing Orders Local Law:

Cr Allison Walker  
Cr John Hollywood  
Cr Sue Hart  
Cr Mike O'Brien  
Mayor Don Carlos

**The Notice of Motion submitted by Cr Walker was Marked Confidential - Not For Publication**

A full report has been provided to Elected Members under separate cover.

**MOTION TO LIE ON THE TABLE NO 1 - NOTICE OF MOTION – CR M O'BRIEN – RESCISSION OF USE APPROVAL FOR A THERAPEUTIC MASSAGE CENTRE, LOT 9 UNIT 16 (7) DELAGE STREET, JOONDALUP EX (TP107-05/96)**

At the Council meeting held on 24 June 2003 the following motion was moved:

*MOVED Cr Hollywood SECONDED Cr O'Brien that in accordance with Clause 5.4 of the City's Standing Orders Local Law, the following Motion Lie on the Table:*

*"That Council BY AN ABSOLUTE MAJORITY, REVOKES and RESCINDS the former City of Wanneroo decision of 29 May 1996, Item TP107-05/96 refers, viz:*

*"That Council approves the application submitted by Artist Holdings Pty Ltd in respect of the use of Lot 9 unit 16 (7) Delage Street, Joondalup, for the provision of medical and sport related massages subject to:*

- 1 There being a maximum of four masseuses working in the subject unit at any one time;*
- 2 Standard and appropriate conditions."*

*and substitutes in lieu therefore;*

*"That Council:*

- 1 Takes into account the claim by the Hon Tony O'Gorman MLA, Member for Joondalup that "Bawdy House Activities," contrary to Sections 209 & 213 of the Western Australian Criminal Code are allegedly occurring at Unit 16, 7 Delage St, Joondalup, and finds that evidence provided in Mr O'Gorman's allegation, is of important weighting and is "on the balance of probabilities" a true fact;*
- 2 in light of the credit given to Mr O'Gorman's allegation Council, having revoked and rescinded TP107-05/96, advises Ross Douglas Fraser, of 1B Saltbush Court, WICKHAM WA 6720, the Registered Proprietor, of (Unit) Lot 16 on Strata Plan 29376 Vol 2123 Folio 938 that the Approval TP107 – 05/96 granted to Artist Holdings Pty Ltd ACN 009 314 765 ABN 89 009 314 765 UNDER EXTERNAL ADMINISTRATION (LIQUIDATOR APPOINTED) has been revoked and rescinded, and that the current Unit Use does not comply, as a permitted land use, pursuant to Council's District Planning Scheme No 2.;*
- 3 advises Leila Elaine Neilson, of 4 Addingham Court, CRAIGIE WA 6025, Director and Company Secretary, of Chadstone Pty Ltd ACN 103 565 617 ABN 15 103 565 617 (formerly LEILA'S [Reg. No 0243333G]), Principal Place of Business, Unit 16, 7 Delage Street, JOONDALUP WA 6027, Registered Office, Sergio D'Orazio & Associates, 20 Ballot Way, BALCATTWA WA 6021 that the land use approval for Unit 16, 7 Delage Street, JOONDALUP, granted to Artist*

*Holdings Pty Ltd by the former City of Wanneroo ref. TP107-05/96 has been revoked and rescinded;*

- 4 *advises Vincent Leonard Rossi and Cornelia Alida Rossi of 10 Moline Court, CHURCHLANDS WA 6018, Directors of Artist Holdings Pty Ltd, ACN 009 314 765 ABN 89 009 314 765 that the land use approval for Unit 16, 7 Delage Street, JOONDALUP, granted to Artist Holdings Pty Ltd by the former City of Wanneroo ref. TP107-05/96 has been revoked and rescinded.”*

*The Motion to Lie on the Table was Put and* *CARRIED BY*  
*EN BLOC RESOLUTION NO 2 (10/1)*

*In favour of the Motion: Mayor Carlos, Crs Caiacob, Mackintosh, Gollant, O'Brien, Brewer, Kimber, Prospero, Walker, and Hollywood Against the Motion: Cr Baker*

### **Standing Orders Local Law, Clause 5.4 – The Motion Lie on the Table:**

Clause 5.4 states:

If a motion that the motion lie on the table is carried debate on that motion shall not be resumed until a motion has been passed to take the motion from the table.

On a motion for the laying of the motion on the table being carried, a record shall be taken of all those who have spoken on the motion under debate and they shall not be permitted to speak on any resumption of the debate on that motion, but this does not deprive the mover of the motion of the right of reply.

*(Note: The Minutes of the Council meeting held on 24 June 2003 recorded that no member spoke on the Notice of Motion submitted by Cr O'Brien)*

Any motion that was subject to a resolution that the motion lie on the table and not dealt with subsequently at the same meeting, shall be included in the agenda for the next ordinary meeting.

A member moving the taking of the motion from the table shall be entitled to speak first upon the resumption of the debate thereon.

Prior to any debate occurring on this item, a motion is required to be carried to take the motion from the table.

### **The Notice of Motion and the reasons for this motion as submitted by Cr O'Brien, are reproduced below:**

Cr Mike O'Brien gave notice of his intention to move the following motion at the Council meeting to be held on Tuesday 29 April 2003. Council did not consider this item at its meetings held on 29 April 2003 and 27 May 2003 and it is therefore resubmitted for consideration at the Council meeting to be held on 17 June 2003.



The following elected members have indicated their support as required by Clause 4.4 of the City's Standing Orders Local Law:

Cr M O'Brien  
Cr C Baker  
Cr C Mackintosh  
Cr T Barnett  
Cr A Patterson

*"That Council BY AN ABSOLUTE MAJORITY, REVOKES and RESCINDS the former City of Wanneroo decision of 29 May 1996, Item TP107-05/96 refers, viz:*

*"That Council approves the application submitted by Artist Holdings Pty Ltd in respect of the use of Lot 9 unit 16 (7) Delage Street, Joondalup, for the provision of medical and sport related massages subject to:*

- 1 There being a maximum of four masseuses working in the subject unit at any one time;*
- 2 Standard and appropriate conditions."*

*and substitutes in lieu therefore;*

*"That Council:*

- 1 Takes into account the claim by the Hon Tony O'Gorman MLA, Member for Joondalup that "Bawdy House Activities," contrary to Sections 209 & 213 of the Western Australian Criminal Code are allegedly occurring at Unit 16, 7 Delage St, Joondalup, and finds that evidence provided in Mr O'Gorman's allegation, is of important weighting and is "on the balance of probabilities" a true fact;*
- 2 in light of the credit given to Mr O'Gorman's allegation Council, having revoked and rescinded TP107-05/96, advises Ross Douglas Fraser, of 1B Saltbush Court, WICKHAM WA 6720, the Registered Proprietor, of (Unit) Lot 16 on Strata Plan 29376 Vol 2123 Folio 938 that the Approval TP107 – 05/96 granted to Artist Holdings Pty Ltd ACN 009 314 765 ABN 89 009 314 765 UNDER EXTERNAL ADMINISTRATION (LIQUIDATOR APPOINTED) has been revoked and rescinded, and that the current Unit Use does not comply, as a permitted land use, pursuant to Council's District Planning Scheme No 2.;*
- 3 advises Leila Elaine Neilson, of 4 Addingham Court, CRAIGIE WA 6025, Director and Company Secretary, of Chadstone Pty Ltd ACN 103 565 617 ABN 15 103 565 617 (formerly LEILA'S [Reg. No 0243333G]), Principal Place of Business, Unit 16, 7 Delage Street, JOONDALUP WA 6027, Registered Office, Sergio D'Orazio & Associates, 20 Ballot Way, BALCATTWA WA 6021 that the land use approval for Unit 16, 7 Delage Street, JOONDALUP, granted to Artist Holdings Pty Ltd by the former City of Wanneroo ref. TP107-05/96 has been revoked and rescinded;*

- 4 *advises Vincent Leonard Rossi and Cornelia Alida Rossi of 10 Moline Court, CHURCHLANDS WA 6018, Directors of Artist Holdings Pty Ltd, ACN 009 314 765 ABN 89 009 314 765 that the land use approval for Unit 16, 7 Delage Street, JOONDALUP, granted to Artist Holdings Pty Ltd by the former City of Wanneroo ref. TP107-05/96 has been revoked and rescinded.”*

**Reason for Motion:**

Cr O’Brien provided the following in support of the above Motion:

- “1 There is no evidence that the former City of Wanneroo Councillors in Decision TP107-05/96 approved “Bawdy House Activities” as a Land Use under City of Wanneroo’s Town Planning Scheme No 1.
- 2 The proprietary company Artist Holdings Pty Ltd as a proprietary company is, according to ASIC Listings, now under External Administration (liquidator appointed) and it seems is no longer a Proprietary Company trading with an interest in Unit 16, 7 Delage Street, Joondalup.
- 3 The City of Joondalup has by its decision in October 2002 decided that “Bawdy House Activities” are not an acceptable Land Use within the boundaries of the Municipality.
- 4 The evidence of the Claim by the Hon Tony O’Gorman MLA, Member for Joondalup, that “Bawdy House Activities” are occurring at Unit 16, 7 Delage Street, Joondalup is “on the balance of probabilities” evidence of enough weight, for Council’s Decision to revoke and rescind the former City of Wanneroo decision of approval to Artist Holdings Pty Ltd.
- 5 Council further reinforced its 15<sup>th</sup> October 2002 decision, by a unanimous decision on Tuesday 11<sup>th</sup> March 2003 to prohibit “Bawdy House Activities” as a Land Use in the Municipality, and subsequent to EPA consideration, intends to advertise the amendment to District Planning Scheme No 2. as a Community Consultation, process for 42 days.”

**OFFICER’S COMMENTS**

Following the receipt of the notice of motion as submitted by Cr O’Brien, legal advice was sought regarding the City’s power to revoke a previously issued planning approval. It is confirmed by the legal advice that the City does not have power under District Planning Scheme No. 2 to revoke a planning approval. The one exception, which is irrelevant for current purposes, is Clause 6.10.2, which provides that an owner may make an application to revoke a planning approval prior to the commencement of the development, the subject of the approval. It is therefore advised that in accordance with 3.12 of the City’s Standing Orders Local Law it would be reasonable for the chairperson to rule the notice of motion out of order as it is reasonable to believe such a decision is beyond jurisdiction of the Council.

**VOTING REQUIREMENT**

Absolute Majority

**MOTION TO LIE ON THE TABLE NO 2 - PROPOSED AMENDMENT NO 19 TO DISTRICT PLANNING SCHEME NO 2 (PROPOSED REZONING) & STRUCTURE PLAN - LOTS 742 AND 743 CARIDEAN STREET & ADMIRAL GROVE, HEATHRIDGE – [31540] [54548]**

At the Council meeting held on 9 September 2003, the following motion was moved in relation to Item CJ204-09/03:

MOVED Cr Hart, SECONDED Cr Caiacob that in accordance with Clause 5.4 of the City's Standing Orders Local Law, the following Motion Lie on the Table:

“MOVED Cr Baker, SECONDED Cr Mackintosh that Council:

- 1 in accordance with clause 9.4 of the City of Joondalup's District Planning Scheme No 2 ADOPTS the Heathridge Structure Plan as per Attachment 1 to Report CJ204-09/03 and makes it available for public comment for a period of forty two (42) days;
- 2 in pursuance of Section 7 of the Town Planning and Development Act 1928, AMENDS the City of Joondalup District Planning Scheme No 2 for the purpose of rezoning Lots 742 and 743 Caridean Street and Admiral Grove, Heathridge, from the 'Business' zone to the 'Centre' zone and uncoding the same;
- 3 ADOPTS Amendment No 19 as suitable for the purpose of advertising for a period of forty two (42) days.”

The Procedural Motion to Lie on the Table was Put and CARRIED (7/6)

*In favour of the Procedural Motion: Mayor Carlos, Crs Caiacob, Gollant, Hart, O'Brien, Prospero and Walker Against the Procedural Motion: Crs Baker, Brewer, Hollywood, Kenworthy, Mackintosh and Nixon*

**Standing Orders Local Law, Clause 5.4 – The Motion Lie on the Table:**

Clause 5.4 states:

If a motion that the motion lie on the table is carried debate on that motion shall not be resumed until a motion has been passed to take the motion from the table.

On a motion for the laying of the motion on the table being carried, a record shall be taken of all those who have spoken on the motion under debate and they shall not be permitted to speak on any resumption of the debate on that motion, but this does not deprive the mover of the motion of the right of reply.

*(Note: The Minutes of the Council meeting held on 9 September 2003 recorded that no member spoke on the Motion Moved by Cr Baker and seconded by Cr Mackintosh.)*

Any motion that was subject to a resolution that the motion lie on the table and not dealt with subsequently at the same meeting, shall be included in the agenda for the next ordinary meeting.

A member moving the taking of the motion from the table shall be entitled to speak first upon the resumption of the debate thereon.

Prior to any debate occurring on this item, a motion is required to be carried to take the motion from the table.

**MOTION TO LIE ON THE TABLE NO 3 - MIXED USE DEVELOPMENT  
(ADDITION OF EIGHT MULTIPLE BEDROOM DWELLINGS & SIX  
SINGLE BEDROOM DWELLINGS ABOVE EXISTING COMMERCIAL  
DEVELOPMENT): LOT 740 (1-11/99) CARIDEAN STREET, HEATHRIDGE –  
[63542]**

At the Council meeting held on 9 September 2003, the following motion was moved in relation to Item CJ205-09/03:

MOVED Cr Hart, SECONDED Cr Walker that in accordance with Clause 5.4 of the City's Standing Orders Local Law, the following Motion Lie on the Table:

“MOVED Cr Baker, SECONDED Cr Mackintosh that Council:

- 1 EXERCISES discretion under clause 6.8 and 4.5.3 of District Planning Scheme No 2 and determines that:
  - (a) the additional land use of a multiple dwelling,
  - (b) the shortfall of ten car parking bays is appropriate in this instance;
- 2 APPROVES the application dated 2 April 2003 and, submitted by Peter Raynes, on behalf of the owner(s) of Heathridge City Shopping centre, for a mixed use development incorporating an additional fourteen new dwellings at Lot 740 (99) Caridean Street, Heathridge, subject to the following conditions:
  - (a) appropriate access and car parking easements to be prepared with the landowners of Lots 741 and 745 to reflect additional access and parking demands created by the proposed dwellings. The access and car parking easement documentation shall be completed to the satisfaction of the City prior to the occupation of the new dwellings. The granting of an easement in gross pursuant to section 196 of the Land Administration Act (at full cost of the owner) in favour of the City of Joondalup for Lot(s) 741, 745 and 740. For the purposes of this easement, it shall include land proposed for vehicular accessway(s), carparking areas and drainage where required for the benefit of the public at large. The easement must be registered on the title before the development is occupied;
  - (b) additional windows as marked in red on the approved plans shall be added to the turrets. Details shall be submitted for further approval prior to the issue of a building licence;
  - (c) a lighting strategy shall be prepared for the subject site detailing existing and proposed additional lighting to upgrade and improve visibility and security for the site. Details shall be submitted to the satisfaction of the City prior to the issue of a building licence;

- (d) all landscaping on the site and the verge adjacent to the development site shall be upgraded to the satisfaction of the City prior to the occupation of the new dwellings;
- (e) the lodging of detailed landscape plans, to the satisfaction of the City, for the development site and the adjoining road verge(s) with the Building Licence Application. For the purpose of this condition, a detailed landscaping plan shall be drawn to a scale of 1:100 and show the following:
  - (i) the location and type of existing and proposed trees and shrubs within the carpark area;
  - (ii) any lawns to be established;
  - (iii) any natural landscape areas to be retained; and
  - (iv) those areas to be reticulated or irrigated
- (f) landscaping and reticulation to be established in accordance with the approved plans prior to the development first being occupied and thereafter maintained to the satisfaction of the City;
- (g) the annotated “alfresco dining area” adjacent to the existing restaurant as marked in red on the approved plans shall be utilized for public enjoyment and a general open area which may accommodate seating. The public shall be able to utilise and use this area whether they are paying customers or not at any of the commercial tenancies of the centre and the area shall not be associated with any commercial tenancy unless further approved by Council;
- (h) the parking bay/s, driveway/s and points of ingress and egress to be designed in accordance with the Australian Standard for Offstreet Carparking (AS2890). Such areas are to be constructed, drained, marked and thereafter maintained to the satisfaction of the City prior to the development first being occupied. These works are to be done as part of the building programme;
- (i) all stormwater must be contained on-site to the satisfaction of the City;
- (j) the driveway/s and crossover/s to be designed and constructed to the satisfaction of the City before occupation of dwellings;
- (k) car bay grades are generally not to exceed 6% and disabled car bay/s are to have a maximum grade of 2.5%;
- (l) end bays in a blind aisle should be a minimum of 3.5 metres wide (bays 72 and 98);

- (m) disabled bays shall be a minimum of 3.2 metres wide and be provided with kerb ramps (bays 62 and 63);
- (n) the existing stormwater drainage system, parking areas, landscaping and crossovers should be improved (if necessary) to bring them up to appropriate standards;
- (o) submission of a Construction Management Plan detailing phasing of construction, access, storage of materials, protection of pedestrians, footpaths and other infrastructure;
- (p) the applicant shall, in writing, advise prospective purchasers of the residential units that it may be subject to activities, odour or noise not normally associated with a typical residential development. The City is to advise that purchasers should recognise and accept that, in selecting to reside in this locality, that noise, odour traffic and other factors that constitute part of commercial activities are likely to occur, which are not normally associated with typical residential developments;
- (q) any roof mounted or freestanding plant or equipment such as air conditioning units, satellite dishes or radio masts to be located and screened so as not to be visible from beyond the boundaries of the development site;
- (r) no obscure or reflective glazing to be used in the shop fronts facing into the shopping centre;
- (s) the provision of at least three lockable bicycle parking facilities is to be provided in the location/s marked in red on the approved plans prior to the development first being occupied and being to the satisfaction of the City;
- (t) the preparation of a signage strategy to the satisfaction of the City prior to the issue of a building licence ensuring that signage for the tenancies is uniform in their size and location;
- (u) development shall be designed and constructed in compliance with the requirements of the Environmental Protection Act 1986;
- (v) prior to the issue of the Building Licence, the Architect or Builder is to arrange and submit to the City's Approval Services, an Acoustics Consultant's Report on all installations, activities and processes, giving sound level measurements both individually and in combination. This report shall include the presence of tonal components, amplitude or frequency modulations or impulses to ensure noise emissions are in compliance with the requirements of the Environmental Protection Act 1986.

## Footnote(s):

- (a) The applicant is advised to refer to the Building Code of Australia 1996 (as amended) for compliance with Volume 1 part C – C3.11 Bounding Construction (a), (b) and (g), Part–D2.20 Swing doors and Part E2 – Smoke Hazard Management Specification E2.2a Smoke detection and Alarm System.
- (b) In relation to Condition 2(g), the applicant is advised that with the deletion of the al fresco area, this area shall be utilised for car parking purposes.
- (c) Applicant shall provide adequate bin storage facilities for commercial and residential units to the satisfaction of the City. Bin areas to consist of a concrete floor graded to an industrial floor waste connected to sewer.
- (d) With regards to condition 2(v) above, an acoustic consultants report shall address issues including exhaust canopy discharges, plant and equipment, patron noise, bin pick-up vehicles, goods delivery vehicles and the acoustic design of the residential units.
- (e) A management plan shall be submitted addressing operational issues such as bin pick-up times, goods delivery times, restaurant operating hours, restaurant music, alfresco areas, odours and nuisances.
- (f) Mechanical exhaust discharges shall maintain compliance with AS1668.2. To this regard discharges shall be relocated above the new roof level and maintain the minimum statutory setbacks.
- (g) Applicant be advised that you have an obligation to comply with all relevant provisions of the Health Act 1911, City of Joondalup Health Local Laws 1999 and all other applicable health legislation.
- (h) A separate application to be made to the City for Approval to Commence Development and sign licence prior to the installation of any advertising signage.”

The Procedural Motion to Lie on the Table was Put and TIED (7/7)

In favour of the Motion: Mayor Carlos, Crs Caiacob, Hart, Hollywood, O’Brien, Prospero and Walker Against the Motion: Crs Baker, Brewer, Gollant, Kenworthy, Mackintosh, Nixon and Rowlands

There being an equal number of votes, the Mayor exercised his casting vote and declared the Procedural Motion CARRIED (8/7)

**Standing Orders Local Law, Clause 5.4 – The Motion Lie on the Table:**

Clause 5.4 states:

If a motion that the motion lie on the table is carried debate on that motion shall not be resumed until a motion has been passed to take the motion from the table.



On a motion for the laying of the motion on the table being carried, a record shall be taken of all those who have spoken on the motion under debate and they shall not be permitted to speak on any resumption of the debate on that motion, but this does not deprive the mover of the motion of the right of reply.

*(Note: The Minutes of the Council meeting held on 9 September 2003 recorded that no member spoke on the Motion Moved by Cr Baker and seconded by Cr Mackintosh).*

Any motion that was subject to a resolution that the motion lie on the table and not dealt with subsequently at the same meeting, shall be included in the agenda for the next ordinary meeting.

A member moving the taking of the motion from the table shall be entitled to speak first upon the resumption of the debate thereon.

Prior to any debate occurring on this item, a motion is required to be carried to take the motion from the table.

**MOTION TO LIE ON THE TABLE NO 4 - MEETING OF THE POLICY MANUAL REVIEW COMMITTEE HELD ON 26 AUGUST 2003 – [07032, 26176, 13399]**

At the Council meeting held on 9 September 2003 the following motion was moved in relation to Item C189-09/03:

MOVED Cr Baker, SECONDED Cr Kenworthy, that in accordance with Clause 5.4 of the City's Standing Orders Local Law, the following Motion, as amended, Lie on the Table:

“MOVED Cr Walker, SECONDED Cr Hollywood that Council:

- 1 NOTES the Minutes of the Policy Manual Review Committee held on 26 August 2003 forming Attachment 1 to Report C189-09/03;
- 2 AMENDS the following Policies as detailed in Attachment 2 to Report C189-09/03:
  - 2.1.5 Selective Voluntary Severance
  - 2.2.5 Council Chamber and Meeting Rooms - Use of
  - 2.2.6 Recording of Proceedings
  - 2.2.7 Acknowledgement of Service - Elected Members
  - 2.2.13 Payment of Fees, Allowances and Expenses and the provision of facilities to the Mayor, Deputy Mayor and Councillors, subject to Clause 4.5 (2) remaining within Policy 2.2.13;
  - 2.3.2 Communications
  - 2.3.5 Online Services
- 3 UNDERTAKES a further review of Policies:
  - 2.2.8 Legal Representation for Present and Former Elected Members and Staff of the City;
  - 2.3.3 Use of Common Seal and the Signatories for Contract Execution;
  - 2.3.4 Provision of Information.

The Motion to Lie on the Table was Put and

CARRIED (8/5)

In favour of the Motion: Crs Baker, Gollant, Hart, Kenworthy, Mackintosh, Nixon, O'Brien, Rowlands. Against the Motion: Crs Caiacob, Carlos, Hollywood, Prospero, Walker.

**Standing Orders Local Law, Clause 5.4 – The Motion Lie on the Table:**

Clause 5.4 states:

If a motion that the motion lie on the table is carried debate on that motion shall not be resumed until a motion has been passed to take the motion from the table.

On a motion for the laying of the motion on the table being carried, a record shall be taken of all those who have spoken on the motion under debate and they shall not be

permitted to speak on any resumption of the debate on that motion, but this does not deprive the mover of the motion of the right of reply.

*(Note: The Minutes of the Council meeting held on 9 September 2003 recorded that:*

- *No member spoke on the Motion Moved by Cr Walker and seconded by Cr Hollywood;*
- *Crs Baker, Walker and O'Brien spoke on the Amendment Moved by Cr Baker and seconded by Cr O'Brien;*
- *No member spoke on the 2<sup>nd</sup> Amendment Moved by Cr O'Brien seconded by Cr Caiacob.*

Any motion that was subject to a resolution that the motion lie on the table and not dealt with subsequently at the same meeting, shall be included in the agenda for the next ordinary meeting.

A member moving the taking of the motion from the table shall be entitled to speak first upon the resumption of the debate thereon.

Prior to any debate occurring on this item, a motion is required to be carried to take the motion from the table.

## **9 DATE OF NEXT MEETING**

The next meeting of the Council has been scheduled for **7.00 pm** on **21 October 2003** to be held in the Council Chamber, Joondalup Civic Centre, Boas Avenue, Joondalup.

## **10 CLOSURE**

## BUSINESS OUTSTANDING FROM PREVIOUS MEETINGS

### OFFICE OF THE CEO

ANNUAL GENERAL MEETING OF ELECTORS – ex CJ307-12/02

2(a) Motion 1 (*requesting Council to make the various changes to public question time*) be considered as part of the further review of the City's Standing Orders Local Law:

**Status: A further review of the Standing Orders Local Law is being undertaken and will be referred to the Standing Orders Review Committee in the near future.**

PROPOSED NEW STRUCTURES FOR CRIME PREVENTION IN WESTERN AUSTRALIA – ex CJ338-12/02

“4 NOTES that Council will be advised as the matter progresses both through Desk of the CEO reports and a further report to Council”

**Comment: The City is awaiting further advice from the Office of Crime Prevention. When this information is available, a report will be presented to Council.**

WANNEROO BASKETBALL ASSOCIATION – PROPOSED WRITE OFF OF DEBT TO COUNCIL – ex C57-04/03

“Council REQUESTS a report be prepared on the appropriateness or otherwise of the City adopting a policy that it shall not in future act as a lending authority for any sporting club or other external organisation or provide any guarantee for any loan raised by any sporting club or association;

**Status: Report will be prepared in due course.**

### STRATEGIC AND SUSTAINABLE DEVELOPMENT

DEVELOPMENT OF A COUNTRY TOWN RELATIONSHIP - ex CJ278-11/02

“that Council DEFERS any decision to enter into a city-country sister City relationship until further analysis can be undertaken.”

**Status: A report will be submitted to December strategy meeting.**

### PLANNING & COMMUNITY DEVELOPMENT

RESPONSE TO PUBLIC COMMENTS ON THE MULLALOO BEACH PROJECT PRELIMINARY CONCEPT PLAN – ex CJ339-12/02

“3 REQUIRES a further report detailing priorities, costing and phasing of the elements comprising the Mullaloo Beach Project Concept Plan to be presented to Council for further consideration, having regard to the detailed comments and suggestions made by the public during the consultation period.”

**Status: A report will be presented to Council in due course.**

**INITIATION OF AMENDMENT TO DISTRICT PLANNING SCHEME NO 2 – PROSTITUTION LANDUSE PROHIBITION – ex CJ031-02/03**

“that Council DEFERS initiating and adopting the amendment for the purposes of advertising until the Hon Minister responds to the issues outlined within both the City’s and WALGA’s submissions and further consideration being given to any future revisions to the Prostitution Control Bill 2002 arising from comments obtained during the consultation period.”

**Status: Awaiting WAPC’s consideration for consent to advertise.**

**NOTICE OF MOTION NO 4 – CR M CAIACOB – LOT 1 OCEANSIDE PROMENADE, MULLALOO ex C83-05/03**

“that Council AGREES and RESOLVES to incorporate Lot 1 Oceanside Promenade, Mullaloo into Tom Simpson Park reserve proper and makes any and all necessary changes to the status and zoning of the land as per the Council Officers recommendation in CJ118-05/02.”

“that consideration of the Notice of Motion - Cr M Caiacob – Lot 1 Oceanside Promenade, Mullaloo be DEFERRED pending submission of a report.”

**Status: A report will be prepared in due course.**

**SINGLE HOUSE (ADDITIONS EXCEEDING BUILDING HEIGHT ENVELOPE – POLICY 3.1.9) LOT 245 (16) VAUCLUSE PLACE, KALLAROO**

“that consideration of the issue pertaining to the application submitted by the applicant, John Hollywood, on behalf of the owners, J R and S A Corcoran, for additions to the existing dwelling on Lot 245 (16) Vaocluse Place, Kallaroo be DEFERRED to the next Ordinary Meeting of Council scheduled to be held on 30 September 2003.”

**Status: This report has been withdrawn at the request of the applicant.**

**COMMUNITY DEVELOPMENT**

**RANS MANAGEMENT GROUP - ex JSC5-07/02**

“requests the CEO to prepare a detailed report on the viability of the management and operation of the Sorrento/Duncraig and Ocean Ridge leisure centres;

**Status: The brief was developed and quotes sought from consultants. The closing date for quotes was 30 January 2003. CCS Strategic Management Consultant has been engaged to prepare a feasibility report. A report is due to be presented to Council in October 2003.**

**UPDATED REPORT REGARDING THE REDEVELOPMENT OF THE CRAIGIE LEISURE CENTRE – ex CJ074-04/03**

“a report regarding the position of the Marmion Squash Club be presented to Council once there has been an opportunity to discuss the project further with the Club’s executive.”

**Status: This will be addressed in a report to Council regarding the redevelopment of the Craigie Leisure Centre.**

## OUTSTANDING PETITIONS

<p>A 123-signature petition requesting Council consider modification to perimeter road at Craigie Leisure complex to accommodate cycling activities and also a criterium circuit and a 250 metre high banked truck within Treetop Avenue quarry reserve.</p> <p><b>Comment: The proposal will be considered as part of the Concept Plan.</b></p>	<p>18 February 2003</p> <p>Director, Planning &amp; Community Development</p>
<p>An 89-signature petition from residents of Heathridge requesting that Council:</p> <ol style="list-style-type: none"> <li>1 acknowledges that the visibility for vehicles exiting Squire Avenue to Mermaid Way, Heathridge is limited, therefore creating a dangerous traffic environment;</li> <li>2 acknowledges that the design of Mermaid Way, Heathridge, with a hill and a bend in the road makes any vehicle exceeding the speed limit more dangerous on Mermaid Way, than a vehicle travelling at the same speed on other similar roads in the City of Joondalup;</li> <li>3 constructs a roundabout at the intersection of Mermaid Way and Squire Avenue, Heathridge;</li> <li>4 consults with the residents of Heathridge, with the aim of reducing the speed of traffic on Mermaid Way, Heathridge.</li> </ol> <p><b>Comment: A traffic assessment will be undertaken and a report will be submitted to Council in October 2003.</b></p>	<p>27 May 2003</p> <p>Director Infrastructure &amp; Operations</p>
<p>A 34-signature petition has been received from Sorrento residents requesting the City to undertake the following works:</p> <ul style="list-style-type: none"> <li>▪ Close Raleigh Road at junction of Frobisher Avenue (western side)</li> <li>▪ Create left turn only from Raleigh Road on to West Coast Drive</li> </ul> <p><b>Comment: An investigation will be carried out and a report will be submitted to Council in November 2003.</b></p>	<p>8 July 2003</p> <p>Director Infrastructure and Operations</p>
<p>A 55-signature petition has been received from Kingsley residents in relation to excessive traffic speed and antisocial driver behaviour in Benbullen Boulevard, Kingsley.</p> <p><b>Comment: An investigation will be carried out and a report will be submitted to Council in November 2003.</b></p>	<p>19 August 2003 and 9 September 2003</p> <p>Directors, Infrastructure &amp; Operations/Planning &amp; Community Development</p>

<p>A 93-signature petition has been received from residents of the City of Joondalup in relation to the CEO, Mr Denis Smith – Payment for Legal Advice in relation to his qualifications.</p> <p><b>Comment: A report will be prepared for Council in due course.</b></p>	<p>19 August 2003</p> <p>Manager Audit &amp; Executive Services</p>
<p>A 74-signature petition has been received urging elected members to give serious consideration to progressing the upgrade of the Craigie Leisure Centre.]</p> <p><b>Comment: A report will be presented to the Council meeting on 30 September 2003 regarding the Redevelopment of Craigie Leisure Centre.</b></p>	<p>9 September 2003</p> <p>Director Planning and Community Development</p>
<p>A 45-signature petition requesting the City of Joondalup carry out a full investigation of parking and traffic in the area surrounding Duncraig Primary School, specifically Marri Road and Roche Road, Duncraig.</p> <p><b>Comment: Investigations will be carried out and a report submitted to Council in due course.</b></p>	<p>9 September 2003</p> <p>Director Infrastructure and Operations &amp; Director Planning and Community Development</p>



**REPORTS/PRESENTATIONS REQUESTED AT BRIEFING SESSIONS**

	<b>DATE OF REQUEST - REFERRED TO -</b>
<p>Cr Rowlands requested a report on the possibility/desirability of using small parcels of land adjacent to community centres in Heathridge and Duncraig to help alleviate the land shortage for nursing home type facilities in the City.</p> <p><b>Comment: Plans prepared. Manager (APES) to arrange briefing with Cr Rowlands.</b></p>	<p>10 December 2002</p> <p>Director Planning and Community Development</p>
<p>Cr Kimber requested a report on the feasibility of the provision of inner City public transport within the 2004/05 financial year, such report to give consideration to corporate sponsorship, including learning institutions and TransPerth.</p> <p><b>Comment: The City of Joondalup is currently liaising with Edith Cowan University to investigate opportunities for a possible partnership to extend the shuttle bus service currently being trialled by ECU to provide Inner City Public Transport for the Joondalup City Centre. ECU's shuttle bus service has been highly successful and currently operates between the ECU Joondalup campus and the Joondalup train station.</b></p> <p><b>This matter has been referred to the CBD Enhancement Committee for further investigation and may therefore be removed from the agenda.</b></p>	<p>4 March 2003</p> <p>Strategic &amp; Sustainable Development</p>
<p><b>Replacement of Park Sandpits:</b></p> <p>Cr Prospero requested a report on the feasibility of the replacement of park sandpits with mats, to avoid the danger to children from needles left in the sand.</p> <p><b>Comment: A report will be prepared and presented to the October Council Meeting.</b></p>	<p>26 June 2003 (Budget Committee Meeting)</p> <p>Director Infrastructure and Operations</p>
<p><b>Street lighting</b></p> <p>Cr Prospero requested that a report be submitted to Council on appropriate measures to improve street lighting in older suburbs within the City.</p> <p><b>Comment: Information regarding this request will be included in a report to Council on Underground Power to be submitted in November 2003</b></p>	<p>15 July 2003</p> <p>Director Infrastructure and Operations</p>

<p><b>Location of Medicare Office within Joondalup CBD</b></p> <p>Cr Kimber requested that consideration be given on attracting Medicare to open an office within the Joondalup CBD, with a report provided to elected members.</p> <p><b>Comment: This matter has been referred to the CBD Enhancement Committee for further investigation and may therefore be removed from the agenda.</b></p>	<p>22 July 2003</p> <p>Office of the CEO/ Manager Strategic and Sustainable Development</p>
<p>Cr Kimber requested a report, as soon as practicable, on the:</p> <ul style="list-style-type: none"> <li>• Number of public questions asked (over the last three years);</li> <li>• Number of questions requiring investigation;</li> <li>• Amount of staff hours required to respond to questions;</li> <li>• Cost per individual to the City of Joondalup and its ratepayers;</li> <li>• Benefits to the ratepayers of the questions asked by: <ul style="list-style-type: none"> <li>• Mr Ron De Gruchy;</li> <li>• Mr S Magyar;</li> <li>• Mr D Davies;</li> <li>• Mr M Sideris;</li> <li>• Mr V Cusack;</li> <li>• Ms S Hart (prior to election)</li> <li>• Mr M Caiacob (prior to election)</li> <li>• Mr K Zakrevsky;</li> <li>• Ms M Moon;</li> <li>• Ms K Woodmass;</li> <li>• Mr S Grech;</li> <li>• Mrs M Mc Donald.</li> </ul> </li> </ul>	<p>22 July 2003</p> <p>Office of the CEO/Manager Marketing Communications &amp; Council Support</p>