

DETAILS OF COMMUNITY SUBMISSIONS & OFFICER RESPONSES

DRAFT PRINCIPAL ACTIVITIES PLAN 2004/05 TO 2008/09

NAME OF SUBMISSION	ISSUE/SUBMISSION	OFFICER RESPONSE
<p>411 residents living within the Suburb of Ocean Reef, Iluka, Joondalup, Woodvale and Mullaloo</p> <p>and</p> <p>3 submissions from City of Wanneroo residents from the suburbs of Clarkson and Hocking.</p>	<p>OCEAN REEF BOAT HARBOUR</p> <ul style="list-style-type: none"> • All respondents are supportive of the project. • All respondents have expressed disappointment that the development has been delayed so long. • All respondents believe that the Ocean Reef Boat Harbour Project should progress through formal planning to construction which should be “fast tracked” to have its entire planning completed in 2004/05 	<ul style="list-style-type: none"> • The City has a large capital works program, which includes the redevelopment of the Craigie Leisure Centre and the construction of a New Municipal Works Depot. These two projects alone represent a capital spend of approximately \$20M over the next two financial years. • Council acknowledges the substantial interest in the project. The redevelopment of the Ocean Reef Boat Harbour facilities and adjacent land holdings have been the subject of several previous studies identifying, amongst other things, community expectations and environmental issues. • In June 2003 the Council established an Ocean Reef Development Committee to examine developing options, prepare proposals and make recommendations concerning the development of the project. • The funding allocated in successive years will enable the Council to explore all development opportunities that best meet all stakeholders needs, and prepare a draft structure plan. It is anticipated that the structure plan will be completed by 2006.
<p>Peter Angelos` Resident Ocean Reef</p>	<ul style="list-style-type: none"> • Ocean Reef Harbour Redevelopment has been on the drawing board for twelve years with very little action in regard to the redevelopment project. Facilities are inadequate with boat damage occurring frequently. Difficult to park trailers on weekends. • Ocean Reef Harbour Redevelopment should 	<ul style="list-style-type: none"> • See response above.

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	<p>be fast tracked to have its entire planning completed in 2004/05.</p>	
<p>Burns Beach Residents, Ratepayers and Community Recreation Association</p>	<ul style="list-style-type: none"> • The Association would like the existing groyne stabilised and extended as they consider it is small and poses a hazard to those who try and swim around it. • Remove a small area of submerged rocks at the main swimming area of the beach to create a safe swimming facility. • Solar lighting be placed along the pathway from Burns Beach to Illuka to increase usability and safety. • Construct a bus shelter adjacent to the school on Marmion Avenue in Kinross. • A “welcome to Burns Beach” sign be erected. • Undertake a study into the use of the secondary overflow facility located within the Burns Beach Reserve Park with the intent of closing it or turning into a subterranean sump. 	<ul style="list-style-type: none"> • This project was considered as part of the 2004/05 draft budget process and was not considered as a high priority and is therefore not included in the 5-year capital works programme at this time. Should there be further requests for this project the matter will be revisited for consideration in future years. • The swimming area and issues relating to submerged rocks is under the jurisdiction of the Department of Planning and Infrastructure. The City will refer these matters to the Department. • The City will investigate the feasibility of using solar lighting for its coastal dual use paths and will list this staged section for upgrades in the 5 year Capital Works Program. • The bus stop location will be assessed and added to the City’s current list for shelters and implemented during the 2004/05 budget period. • The City is currently assessing options for the sign and will be undertaken during the 04/05 period. • The study will be undertaken in 2004/05.

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<p>Ms Christine Norman Resident of Sorrento</p>	<p>RATES INCREASE</p> <ul style="list-style-type: none"> • Council should consider the possibility of restructuring operations as well as sources of cost so that the overall increase could be set lower than the rate of inflation, or not increase rates at all. 	<ul style="list-style-type: none"> • The City makes every endeavor to keep its rate increases to a minimum whilst meeting its statutory obligations and the changing expectations of its growing community. • Since the creation of the City of Joondalup in July 1999 the consumer price index increased by 24% and the City of Joondalup increased its rates by 15% during the same period. The process of keeping rates below CPI is not sustainable over the long term, particularly as the City has a number of large corporate projects underway whilst still having to maintain and improve its existing infrastructure and services to the community. • As part of its annual budget planning process, the City evaluates and reviews its operations with a view to increasing efficiencies, decreasing costs and identifying alternative sources of income. These improvements are factored into the longer term planning process and used in assessing the need for future rate increases.

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<p>Ms Christine Norman (Continued)</p>	<p>JOONDALUP REGIONAL PERFORMING ARTS CENTRE – CULTURAL FACILITY</p> <ul style="list-style-type: none"> • Which group of ratepayers is supportive of this project? • What would be the ongoing operating costs of the Centre? • Has Council considered a modest development? 	<ul style="list-style-type: none"> • Consultation – a number of studies have taken place, which have included consultation with various community organisations. • The operating costs of the Centre have not been determined. The City had previously endorsed a concept design, which is now under review as a result of recent developments within the State in performing arts. • Council endorsed a concept design review at the 27 April 2004 meeting. Given the significant capital commitments Council is facing for other projects, a concept design review will provide the opportunity to scale back the cost of the JRPAC to a more affordable model. • The concept design review will occur during the 2004/2005 financial year and will reconsider the City's needs in light of other planned developments. Part of that review process will also include new research on the designs and costs of other regional performing arts centres. • Once this review has taken place, a new concept design will be prepared on which the public will be able to comment during an advertised public comment period. • In the meantime, the City is proposing to prepare a business

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		<p>plan for the purchase of the JRPAC site in the near future, which will also be advertised for a public comment period.</p> <ul style="list-style-type: none"> The City acknowledges the need for a cultural facility in the Joondalup region, which has been flagged since the adoption of the City's Cultural Plan in 1992. It is also recognised that this need must be met in an affordable and sustainable manner and various options will be explored to ensure this takes place.
<p>Mr Michael Norman</p> <p>Chair Conservation Advisory Committee and Joondalup Community Coast Care Forum</p>	<p>MAINTENANCE OF NATURAL AREAS LOCATED WITHIN THE CITY</p> <ul style="list-style-type: none"> The money only be spent on contractors that achieve real results. This means that the work of all the contractors must be comprehensively monitored, an aspect, which has been lacking in the past. That the money be actually spent during the financial year, with peak in expenditure occurring during August, September and October, when most weed species must be removed before they set their seeds. It is very unsatisfactory if the funding only becomes available to be spent from September each year. 	<ul style="list-style-type: none"> The City is addressing the issue of work contractor standards in a number of ways. In January 2004 Council employed a natural areas Supervisor in the operational area, with this person in place we are now in the position to closely supervise all work performed in our natural areas. Staff are also preparing a bushland regeneration tender. This document has a very detailed set of specifications forming part of the document. Successful bidders will be made to adhere to these specifications otherwise penalties will be enforced. The scheduling of these works will be undertaken in accordance with seasonal demands as highlighted.

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	<ul style="list-style-type: none"> That for 2005/06 year, the Cities Natural Areas [Bush care] Officer be provided with a small team to perform the base work load in natural areas during the year, with the contractors called in to help at peak times or for the more specialist tasks. This is not an unreasonable request; given there are some 90 staff/contractors employed to look after the reticulated and dry parks. 	<ul style="list-style-type: none"> At the Council meeting of June 8 2004 the Joint Commissioners requested the Chief Executive Officer to develop a business case for the City to employ at least three bushland regenerators as part of the Principal Activities Plan deliberations for the year 2005/06.
<p>Mr Douglas Vermeulen Resident of Edgewater</p>	<p>TRAFFIC MANAGEMENT</p> <ul style="list-style-type: none"> Traffic Management as described in the Principal Activities Plan does not develop or enrich our locality, our bushland or quality of life 	<ul style="list-style-type: none"> The City on an ongoing basis receives many traffic requests and demands from the community located in most suburbs throughout Joondalup. The City in partnership with the community (including schools, residents, community groups, Main Roads, Police and also special user groups e.g. cyclist, aged persons etc) develops appropriate traffic management schemes, which are deemed suitable for a particular location. Technical and Best Engineering Practice is an important component of any Traffic Management Scheme and as such the City keeps up to date on all new research and studies carried out by traffic safety organisations throughout Australia and also worldwide. The proposed current traffic management schemes under Local Area Traffic Management Programme in the City's 5 Year Capital Works Programme are the result of the above process

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<p>Mr Douglas Vermeulen Resident of Edgewater (Cont'd)</p>		<p>and are requested by the community during the budget process.</p> <ul style="list-style-type: none"> • The purpose of the current Local Area Traffic Management Programme is to: <ol style="list-style-type: none"> 1. Reduce the 85th percentile speed (speed at which 85% of the vehicles travel at) or the overall speed of a road where the speed of vehicles is well above the 50-km/hr speed limits. 2. Modify Driver behaviour to drive slower and with care. 3. Address wide roads that are conducive to speeding and thus need to be narrowed perceptually to encourage lower speeds. 4. Provide a streetscape environment with trees that add a vertical element to a long street to provide the perception of a narrow road and for beautification. 5. Use treatments that are commonly implemented around Australia, and are cost effective. • Research by ARRB (Australian Road Research Board) into Local Area Traffic Management (LATM) has found that: “Kerb extensions/road narrowings and flush kerbing/central line marking have been found to be very effective in reducing vehicle speeds in municipalities such as the Cities of Palmerston North, Wodonga, Belmont, Launceston, Penrith and Joondalup. This type of LATM treatment is being increasingly used by a large number of local governments, as it tends to be a passive device that is more acceptable to the public. The effectiveness of the treatment can be linked at least in part to its continuous integrated nature in comparison to the isolated use of more severe treatments such as road humps and one-lane

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		<p>angled slow points.”</p> <ul style="list-style-type: none"> • A preliminary study by the City has indicated that overall speed of vehicles has dropped by around 10 km/h on most roads after the installation of such treatments. In addition traffic volumes have dropped significantly in some instances. Any reduction in speed and volume can significantly reduce the risk and severity of crashes on local roads.
<p>Mr Michael Ciacob Resident Mullaloo</p>	<p>APPROVALS, PLANNING AND ENVIRONMENTAL SERVICES BUSINESS UNIT</p> <ul style="list-style-type: none"> • Queries relating to the objectives of the Approvals, Planning and Environmental Services Business Unit. • Does not see the need for mediation and would rather emphasis be put on policing and enforcement, and compliance with legislation and standards at the planning stage. • Suggests adding the word ‘proactively’ to the business unit role, which is currently defined as, ‘ensure observance of legislation and standards relating to the built development and human health of the City’. • Urban Design – remove the words, ‘develop solutions to urban design and planning problems’ as urban design and 	<ul style="list-style-type: none"> • The mediation service is linked to the recognition of factors involved in neighbourhood disputes that are separate to the technical or statutory issues. The aim is to promote understanding of issues, and to facilitate the resolution of disputes between parties with different vested interests. Offering mediation may assist neighbours to resolve disputes and improve social health and well-being. It is important to note that residents do not need to accept mediation services should they not want to. • The Approval, Planning and Environmental Services Business Unit is responsible for ensuring observance of number of statutory and policy requirements. Ensuring compliance with such legislation has always been, and will continue to be, a priority for the Business Unit. • The Urban design team role is to develop and implement urban planning and design strategies for the City that result in economic and lifestyle opportunities. The urban design

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	<p>planning are legislated and controlled areas of local government.</p> <ul style="list-style-type: none"> • Include the word, 'expedite' to the urban design function, 'review, maintain and publish the City of Joondalup's District Planning Scheme No. 2 and related statutory instrument. 	<p>function is conducted in accordance with statutory requirements. The nature of this work is geared towards developing design solutions and optimum outcomes and these are not always regulated by statute.</p> <ul style="list-style-type: none"> • The commencement of this project is subject to project ranking and budget funds availability as determined by the Council. The Approvals, Planning and Environmental Services Business Unit will be reviewing the District Planning Scheme for statutory alignment with the Joondalup City Centre Structure Plan and the new Residential Codes (2002) as part of its 2004/05 Business Plan.
<p>Mr Steve Magyar Resident of Heathridge</p> <p>and</p> <p>Ms Sue Hart Resident of Greenwood</p>	<p>MAJOR PROJECTS</p> <ul style="list-style-type: none"> • Concern that there are a lack of performance indicators and justifications for some corporate projects. • Does not support the City borrowing money – suggests this demonstrates lack of strategic planning. • Questions the worth of the Ocean Reef Harbour Development, Sorrento Beach Development, Joondalup Regional 	<ul style="list-style-type: none"> • The performance indicators for each corporate project are that the project is completed in accordance with agreed standards and scope of works, on time and on budget. . • This City has a large capital works program, which includes the redevelopment of the Craigie Leisure Centre and the construction of a New Municipal Works Depot. These two projects alone represent a capital spend of approximately \$20M over the next two financial years. Council considered borrowing funds to complete the upgrade of the Craigie Leisure Centre as part of the 2003/04 budget deliberations. <u>Council chose not to utilise external borrowings for the 2003/04 budget and chose instead to use internal reserve funds before considering external debt.</u> • The City has attempted to address the needs of the total community in the funding and development of Corporate Projects. There is significant support for the Ocean Reef

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	<p>Performing Arts Centre – Cultural Facilities, and Mullaloo Beach Development.</p> <ul style="list-style-type: none"> • Supports the development of a 50-metre pool at the Craigie Leisure Centre as a priority. • Sorrento Beach Development should only proceed to a stage that prevents sand drift and provides sufficient car parking for an average summer weekend. • Mullaloo Beach Development should only proceed to the extent required to complete the dual use path west of Tom Simpson Park. • Performing Arts Centre should not proceed until Work Depot is complete. 	<p>Harbour, Regional Performing Arts Centre – Cultural Facilities, Sorrento Beach Development and Mullaloo Beach Development.</p> <ul style="list-style-type: none"> • At this time the City is progressing with a redevelopment of the existing aquatic facilities at the Craigie Leisure Centre. This initial stage of the project has incorporated geo thermal heating that will have the capacity to service an additional 50m pool should that facility eventually be built at the Centre. • The redevelopment of a 50m pool could potentially proceed once the first stage of the development has been completed and the City has had the opportunity to evaluate community demand for aquatic facilities. • <u>The project concept design and budget have been adopted by Council and will be built in accordance with the project plan.</u> • <u>The \$269,000 allocated in 04/05 for the Mullaloo Beach Development is part of the current contract (Stage 1) for the construction of the dual use path and retaining walls. At this stage draft estimates have been prepared for stage 2 of the project for consideration in 2006/07.</u> • The City does not have the financial capacity to undertake all projects simultaneously and as such a staged approach is recommended for the projects.
	<ul style="list-style-type: none"> • Upgrades to the City's Libraries should be 	<ul style="list-style-type: none"> • Upgrades included in the plan are for essential upgrades to lifts

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	<p>staged over several years to allow other projects to proceed.</p> <ul style="list-style-type: none"> • Currambine Community Centre should only proceed after Works Depot and Craigie Leisure Centre Projects are complete. • Delete the Parks and Local Road Landscape Enhancement Works Program as not linked to the Strategic Plan. • Principal Activities Plan is not properly linked to the Strategic Plan and the entire document and the Capital Works Program should be withdrawn, reviewed and re-released for public 	<p>and air-conditioning.</p> <ul style="list-style-type: none"> • The City is presently working with the landowners, developers, and Department of Land Administration with regard to the ownership of the land and an associated structure plan for the whole site. This course of action is in accordance with a resolution of Council. • Program linked to Strategic Plan – Strategy 3.1.1 – Plan the timely design, development, upgrade and maintenance of the City’s infrastructure. • Principal Activities Plan provides a Strategic Plan Link for each of the principal activities.
<p>Mr Ron de Gruchy Resident, Sorrento</p>	<p>CORPORATE PROJECTS</p> <ul style="list-style-type: none"> • Why are details of the City Depot and Craigie Leisure Centre not within the 2004/05 Capital Works Program 	<ul style="list-style-type: none"> • Corporate Projects do not form part of the overall 5-year capital works programme and are detailed as separate activities within the Principal Activities Plan. (The financial details for each of the Corporate Projects are detailed on page 15 of the PAP).

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<p>Mr Ron de Gruchy Resident, Sorrento (Cont'd)</p>	<p>CRAIGIE POOL</p> <ul style="list-style-type: none"> • Why is the City proposing to borrow \$3m for the construction of the pool? • Was under the impression that funds for this project were included in the budget for 2003/04, and there was an amount of \$14 million dollars as at 31 May 2004 that was a combination of surplus funds together with funds that were scheduled to be spent in 2003/04 but, because of delays etc., were to be carried over to 2004/05. • Why will the City undertake a feasibility study to consider future community needs? • Query on the number of rateable properties noted in the draft plan – current plan notes 57,041 which means that there has only been an increase of 8 rateable properties over a 12 month period. 	<ul style="list-style-type: none"> • Council considered borrowing funds to complete the upgrade of the Craigie Leisure Centre as part of the 2003/04 budget deliberations. Council chose not to utilise external borrowings for the 2003/04 budget and chose instead to use internal reserve funds before considering external debt. • The monthly financial report indicates the “surplus funds” (net additional revenue and underspend) at that time. The final end of year carried forward surplus incorporates the City’s business activities occurring during June 2004 and also takes into account amounts transferred to reserves at the close of the financial year. • To date the City has not undertaken any research with regards to community need for a 50m pool. The undertaking of a Regional Recreation Facilities Study will be of great assistance to the City in determining and prioritising the facility requirements of the community. • An estimate of the number of rateable properties and interim rate income was used in preparing the total income from rateable properties as shown in the PAP. The actual number of rateable properties in the final budget papers will increase by comparison to the estimated number of properties included in the draft principal activities plan (57,041). Since preparing the estimates for the PAP the City has received additional information and all rateable properties as at 30 June 2004 will be included in determining the final 2004/05 budget. The PAP has been updated to reflect this.

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<p>Mr Ron de Gruchy Resident, Sorrento (Cont'd)</p>	<p>FORMAT OF PRINCIPAL ACTIVITY PLAN</p> <ul style="list-style-type: none"> • Why are the Vision and Mission statements not within this year's Principal Activities Plan? <p>Reserves</p> <ul style="list-style-type: none"> • Require clarification as to whether funds will be transferred "from" or "to" reserves for the Performing Arts Centre <p>Carry Forward Funding</p>	<ul style="list-style-type: none"> • Comment noted. Vision and mission statements will be included in the final plan. • The Principal Activities Plan will be altered to read, 'provides for the transfer <u>to</u> reserves'. • The estimated carry forward shown in the PAP (\$6,181,000) relates to specific projects (and the associated unspent funds required to complete those budgeted 2003/04 works) that were estimated to be incomplete at 30 June 2004. Where the works are unable to be completed as budgeted in the relevant year, a carry forward amount for those works can only be calculated at the end of the relevant financial year. • The forecast expenditure for each future year (as shown in the PAP) estimates the expenditure required to complete specific works during the relevant year. Funds are therefore only sought for works that are expected to be completed by the end of the financial year. The amount of the carried forward works depends on the stage of completion of the project at the end of the financial year.
	<p>Borrowings (Terms of Loan)</p>	<ul style="list-style-type: none"> • The draft PAP includes the City taking a loan of \$3m for a period of 10 years commencing in January 2005. The loan provides for monthly payments of interest and principal over the term of the loan. In early years the amount of interest compared to principal repayments is higher than in later years.

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<p>Ms Marie Macdonald Resident of Mullaloo</p>	<p>Borrowings for Craigie Leisure Centre The City should not be borrowing money to fund shortfalls. Costs should be adjusted to balance the budget.</p> <ul style="list-style-type: none"> • Does not support a rate increase that is higher than inflation 	<ul style="list-style-type: none"> • <u>The total estimated cost of the Craigie Leisure Centre project is \$9m.</u> The project is classified as a “corporate project” due to the significance in cost and community demand for the upgrade of the facilities. The cost of the project is unusual compared to other capital works undertaken by the City and the City has been unable to fund the cost of the project from its existing funding resources. Council considered borrowing funds to complete the upgrade of the Craigie Leisure Centre as part of the 2003/04 budget deliberations. Council chose not to utilise external borrowings for the 2003/04 budget and chose instead to use internal reserve funds before considering external debt. • The draft PAP includes the City taking a loan of \$3m for a period of 10 years commencing in January 2005. The loan provides for monthly payments of interest and principal over the term of the loan. • The City makes every endeavour to keep its rate increases to a minimum whilst meeting its statutory obligations and the changing expectations of its growing community. • Since the creation of the City of Joondalup in July 1999 the consumer price index increased by 24% and the City of Joondalup increased its rates by only 15% during the same period. The process of keeping rates below CPI is not sustainable over the long term, particularly as the City has a number of large corporate projects underway whilst still having to maintain and improve its existing infrastructure and services to the community.

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<p>Ms Marie Macdonald Resident of Mullaloo (Cont'd)</p>	<ul style="list-style-type: none"> Ratepayers should be provided justification for the funding of Craigie Leisure Centre 	<ul style="list-style-type: none"> At the meeting of Council 26 November 2002 the Council received a report with regards the Craigie Leisure Centre and noted the major findings of that report. Some 930 respondents to a survey indicated strong support towards the need for facilities at the Centre. This research is the basis upon which the City has proceeded with the Craigie development. A resolution by Council endorsed calling for tenders for the concept and detailed design phase of the project.
	<ul style="list-style-type: none"> There is no justification for building the Performing Arts Centre 	<ul style="list-style-type: none"> Strong support has been demonstrated on the part of the community and other stakeholders (local schools, performing arts and cultural organizations, State Government Departments, and other local governments) for the concept of a centrally located performing arts centre in Joondalup containing a range of facilities. Significant and immediate demand has been identified on the part of performing arts groups and organisations within the region for quality facilities in which to develop and present their work to local audiences. This demand has been confirmed through a major feasibility study (APP, March 2001) and a resourcing study (Walne & Alexander). The City acknowledges the need for a cultural facility in the Joondalup region, which has been flagged since the adoption of the City's Cultural Plan in 1992. However, it is also recognised that this need must be met in an affordable and sustainable manner and various options will be explored to ensure this takes place.

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<p>Ms Marie Macdonald Resident, Mullaloo (Cont'd)</p>	<ul style="list-style-type: none"> It is unclear whether or not the City is funding the building of a road to the Hospitality Training Centre as part of the costing for the Performing Arts Centre. This project could be of regional significance and as such other Local Governments and the State Government should be asked to contribute. 	<ul style="list-style-type: none"> It is anticipated that State Government funding in the range of \$4.8 to \$9.0 million will be sought in support of this regional facility. The balance is expected to be contributed by private sources with whom the City has held very positive discussions and received good direction. Upon completion, the Joondalup Regional Performing Arts Centre will deliver considerable benefits to the community and the region, offering regional employment opportunities within the JRPAC as well as in local businesses within the Centre's sphere of influence. Following discussions with Department of Education and Training (DET), the City accepted in principle proposed arrangements to share costs on a 50% basis with DET on the construction of a new entrance road to the TAFE site off Grand Boulevard, up to and including the proposed roundabout, to CBD standard. <p>The in principle arrangement is outlined as follows:</p> <ul style="list-style-type: none"> DET provide the land required for the road up to and including the proposed roundabout at no cost to the City; DET contribute 50% of construction costs of the road up to and including the proposed roundabout; The City contributes the remaining 50% of construction costs of the road up to and including the proposed roundabout; The road up to and including the proposed roundabout becomes a public road; and

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	<ul style="list-style-type: none"> • Does not support the proposal to undertake a feasibility study for the Ocean Reef Boat Harbour • Require justification for the additional expenditure on lighting at Mullaloo Beach 	<ul style="list-style-type: none"> • The City is solely responsible for ongoing maintenance of the road, associated landscaping and services. • The new entrance road will provide access to the Joondalup Regional Performing Arts Centre (JRPAC) site and facilitate a proposal for a shared loading area between the JRPAC and the Hospitality Training Centre. It will also enable the opportunity to create an activated street front to Grand Boulevard incorporated into the JRPAC design, consistent with the City's planning principles espoused in the City Centre Masterplan. • Council recently resolved to contribute 50% of the construction costs for the new entrance road and for the preparation and execution of the necessary documents to give effect to the road construction agreement. This will be actioned once the contract of sale for the JRPAC site has been executed. • There is significant support for the redevelopment of the Ocean Reef Harbour. The City is keen to see the redevelopment of the Ocean Reef Boat Harbour facility and indeed several studies have already been undertaken in respect of the site. The funding allocated in successive years will enable the Council to explore all development opportunities that best meet all stakeholders needs and prepare a draft structure plan. • The \$269,000 allocated in 04/05 for the Mullaloo Beach Development is part of the current contract (Stage 1) for the construction of the dual use path and retaining walls. These funds do not include lighting. Long term lighting options will be incorporated into Stage 2 of the development, however the City is investigating interim lighting options as part of the

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	<ul style="list-style-type: none">• What does the next stage of the project entail?	Capital Works Program for 2004/05. <ul style="list-style-type: none">• The remainder of the project (Stages 2 park enhancements & 3 road enhancements) will be subject to further detailed design, consultation & allocation of funds.