



City of
Joondalup

DRAFT AGENDA

FOR

BRIEFING SESSION

TUESDAY, 13 JULY 2004

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

Commissioners 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 6.30 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 Commissioners' 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, 13 JULY 2004 commencing at 6.30 pm

ORDER OF BUSINESS

1 OPEN AND WELCOME

2 PUBLIC QUESTION TIME

The following questions were submitted by Mr Martin Dart, Ocean Reef to the Briefing Session held on 22 June 2004:

Q1 How does the Council justify, in the Draft Principal Activities Plan 2004/05 – 2008/09, allocating the Ocean Reef Harbour Development the smallest budget of all corporate projects for next year and the subsequent four years in total? Will Council consider fast tracking the Ocean Reef Harbour development in light of the potential benefit to the local community and the severe problems forecast for Hillarys (as outlined in the Council’s own document “Hillarys Boat Harbour – Structure Plan and Implementation Strategy” of May 2004)?

A1 The Council has identified the redevelopment of the Ocean Reef area as a key corporate project. Notwithstanding, there are a number of large scale projects currently underway that restrict the City’s ability to fund any redevelopment at this point in time. It is also considered essential that, once the necessary planning and community consultation phases have been completed, redevelopment commences shortly thereafter. Any comments received in relation to fast-tracking the Ocean Reef redevelopment are most welcome and will be considered as part of the response to the Principal Activities Plan.

Q2 Will the Council convene in the near future a working party to consider the development of the Ocean Reef Boat Harbour, including representatives from the local community? Will it also commit to solid deadlines for achieving progress towards construction of this facility, rather than continual planning schedules?

A2 The outcome of responses received in relation to the Principal Activities Plan will determine what action needs to be taken and the timelines associated with any redevelopment for Ocean Reef.

The following questions were submitted by Mr M Caiacob, Mullaloo to the Briefing Session held on 22 June 2004:

Re: Item 3 – Legal Representation Policy

Q1 The City of Joondalup is in receipt of a letter from Mr Darryl Schorer of the Department for Local Government advising, in writing, that it could be

questioned whether the payment of legal expenses of a local government employee or elected member to cause people to desist from questioning or criticising certain aspects of his/her situation constitute the local government acting “to provide good government of persons in the district.” It appears the only person who is provided with anything in this situation is the employee or the elected member. In any Inquiry of the governing body, it could be called upon to justify how its decision to fund legal expenses fits with the provision of good government. South Perth Inquiry stated in part, good government might be measured by the quality of its accountability to its community. The general aim of the Local government Act 1995 was to enable local governments to provide a good, open and accountable government to its people. This is contradictory to the City’s Service Charter, the Code of Conduct and policies, the Principal Activities Plan, the Strategic Plan, Sections 2.10, 5.23, 5.24 and 5.94 of the Local Government Act 1995, is unconstitutional, undemocratic and as reported in the Sunday Times, gag tactics.

Could the Commissioners and A/CEO, if this policy is approved, release a media statement indicating how this policy constitutes good, open, accountable, democratic government, in the best public interest of the electors and ratepayers whilst empowering persons of the district and assisting them to obtain their rights?

- A1 This policy that has been presented to Commissioners this evening is similar to the draft policy on legal representation issued by the Department of Local Government. It should be noted that Mr Darryl Schorer and Mr Steve Cole, of the Department of Local Government, have been involved in the formulation of the City’s policy.

In relation to the relevance of a press statement, that would be something for the Council to consider at an appropriate time.

Q2 *Item 17 – Mixed Use Development*

- (a) *If the developments were made to conform to the plot ratio requirements of the statutory Campus District Structure Plan, would there still be a short fall in the car parking requirements or a need for reciprocal car parking?*
- (b) *Plot Ratio Cause – why does the report refer to the JCCDPM for plot ratio increase justification when the Campus District Structure Plan stipulates, as a statutory law, its required plot ratio for this particular district and, if approved, will this constitute a breach of the Local Government Act, Section 5.41(a) (b), as well as a breach of the DPS2?*
- (c) *How many landmarks can the officers justify in this district considering Report CJ025-02/03 where a defacto landmark site was created and was likely to be a predominant development in the area?*

- A2 The car parking demand is not a function of plot ratio and so a change in plot ratio would not necessarily affect parking demand. The plot ratio for a landmark development is not fixed and can be varied by the Council.

The following questions were submitted by Ms S Hart, Greenwood to the Briefing Session held on 22 June 2004:

Re: Item 3 – Legal Representation Policy

Q1 Are Commissioners aware that on page 352 there is a model policy (4 pages) which appears to be the second half of a report – pages 4, 5, 6 and 7. Are Commissioners aware that the report is very similar to the ones given to Commissioners last week, which does have a preamble? It would only be fair if both the Commissioners and members of the public got the whole report.

A1 The policy is in a draft format. This covers the policy in terms of Item No 3 on this evening's agenda.

Q2 Are Commissioners aware there was a Notice of Motion raised to give elected members the right to initiate legal proceedings? This was defeated in 2002/2003.

A2 An extract of the Council minutes dealing with the above Notice of Motion has been provided to the Joint Commissioners.

The following questions were submitted by Mrs R Reichenberg, Ocean Reef to the Briefing Session held on 22 June 2004:

Q1 Re: Ocean Reef Road Extension – On 8 June 2004, the City of Wanneroo passed the Mindarie-Quinns Rock Foreshore Management Plan. According to the Wanneroo Times on 15 June 2004, objectives of the Plan included:

Identifying the natural resources, including bushland, and processes as well as the necessary management measures for preserving and enhancing the area's conservation values;

Identifying ecotourism, recreation and leisure resources and provide for public use of the area where appropriate; and

Investigating the potential and opportunity for development of recreational and interpretational amenities consistent with the values of the area.

Has anyone at the City of Joondalup seen the Mindarie-Quinns Rocks Foreshore Management Plan and will the City adopt some of the recommendations?

A1 The City is not familiar with the City of Wanneroo Management Plan. The City of Joondalup undertook a study approximately 18 months/2 years ago in relation to the coastal corridor. The City has developed a Plan.

Q2 As the City of Joondalup is a large wealthy City, should not our foreshore development be the same standard as the City of Wanneroo?

A2 The City follows best practice in relation to this issue.

The following questions were submitted by Mrs M Macdonald, Mullaloo to the Briefing Session held on 22 June 2004:

Re: Item 17 which refers to development within the Campus District:

Q1 Commissioners are being asked to exercise discretion under the R Codes, exercise discretion under clause 4.8 regarding under provision of car parking, exercise discretion under 4.3.1 of the District Town Planning Scheme to vary the provisions of the R Codes, exercise discretion to vary the density from R60 to an average R113, exercise discretion to vary height and exercise discretion to vary plot ratio. In considering the recommendation will Commissioners consider these words of a senior planner from another City, which are:

“Concessions should only be granted when the applicant is “giving” something in return such as the retention of a heritage building, or the provision of an essential service to the community.

It is dangerous to grant concessions, simply because they are sought. This results in the concessionary standard becoming the minimum requirement, which results in poor built form and the opposite of “orderly and proper planning”?

A1 Commissioners will be discussing this as part of their debate.

Q2 I refer to page 37 of the Delegated Authority Manual where it states, “the Chief Executive Officer is to cause Council decisions to be implemented” and to my question on pages iii and iv where I asked “Will Commissioners ensure that all outstanding matters of Council appear in the Agenda”? Answer given by Commissioner Paterson was “Yes”.

The two outstanding resolutions of Council still do not appear in this agenda. Given that Commissioners were appointed was to restore good governance to the City of Joondalup, do Commissioners consider that it is good governance to allow this dishonest process to continue?

A2 There are many resolutions passed for the City to undertake certain things. Not all these items are required to be listed under Business Outstanding from Previous Meetings.

The following questions were submitted by Mr M Sideris, Mullaloo to the Briefing Session held on 22 June 2004:

Re: Item 17 on this evening’s agenda.

Q1 Given that we as members of the public have been advised that the JCCDPM and Structure Plan No 1 are the very same document as advertised by the City of Joondalup, can you please explain why the Minister for Planning in 2000 identified the JCCDPM and the Structure Plan No 1 as two different documents and not the same?

A1 A search was undertaken of the City's electronic records system for all correspondence received by the WAPC/Minister for Planning in the 2000

calendar year with respect to the JCCDPM. No correspondence was found to substantiate Mr Sideris' statement that 'the Minister for Planning in 2000 identified the JCCDPM and the Structure Plan No 1 as two different documents and not the same'

Q2 In response to a question earlier this evening, what is a landmark building and what are the buildings identified this evening and how it is being deemed to amalgamate them into one lot?

A2 Response by Cmr Paterson: Commissioners will be receiving a presentation this evening.

The following questions were submitted by Ms L Scott-Sellars, Ocean Reef to the Briefing Session held on 22 June 2004:

Re: Ocean Reef Marina

Q1 What funds have been allocated for public consultation on the Ocean Reef Marina?

A1 \$100,000 has been allocated through the Principal Activity Plan for the 2004/2005 financial year and \$350,000 in 2005/06 to progress the development of a draft Structure Plan. No specific budget has been set aside for public consultation although it is planned to consult extensively throughout each stage of the project.

Q2 When is this project likely to start?

A2 Preliminary work has commenced on the project.

Q3 Which developer is involved?

A3 None.

Q4 Which Council Department is involved?

A4 The Office of the CEO is coordinating the project.

Q5 Where can we access findings of the first public consultation process some years ago?

A5 The report provided by Research Solutions to the City in December 2002 outlining the topline results from the quantitative study of 500 City of Joondalup residents is available by contacting Catherine Thompson on 9400 4999.

3 DEPUTATIONS

4 APOLOGIES AND LEAVE OF ABSENCE

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ITEM 1 DELEGATION TO FORMALISE FRIENDLY RELATIONS WITH JINAN IN SHANDONG PROVINCE, CHINA – [52469] [11014]**WARD - All**

PURPOSE

To seek Council approval to expend funds for the cost associated with the City's Chairman of Commissioner's and the Manager Strategic & Sustainable Development's travel to Jinan, China.

EXECUTIVE SUMMARY

Friendly relations between the City of Joondalup and Jinan, China have been developing since 2000. A Memorandum of Friendly Talks was signed between the two cities in 2002 and in late 2003, the City received an invitation to lead a delegation to Jinan with the intent of signing a formal protocol of friendly relations as part of the developing relationship between the two cities.

In February 2004, Council accepted the invitation. Discussions to join the delegation were held with key Learning City partners and a twelve-person delegation will go to Jinan in September 2004. The City's Chairman of Commissioners will lead the delegation and will be accompanied by the Manager Strategic & Sustainable Development.

The aim of the visit will be to sign a protocol of "friendly relations" with Jinan and to promote the City of Joondalup and its key industries of business, health, safety, education and tourism to China.

It is expected that there will be economic, social and environmental benefits as a result of the growing friendship between the two cities.

The approximate cost associated with travel and accommodation will be \$9,931.00.

It is recommended that the Joint Commissioners BY AN ABSOLUTE MAJORITY:

- 1 APPROVE the estimated expenditure of \$9,931.00 towards the costs associated with the Chairman of Commissioner's and the Manager Strategic & Sustainable Development's travel to Jinan, China and that this be included in the 2004/05 budget;*
- 2 AUTHORISE the Chairman of Commissioners to sign a formal protocol of "friendly relations" with Jinan on behalf of the City of Joondalup;*
- 3 REQUEST the Manager Strategic & Sustainable Development to prepare a report on the outcome of the visit to Jinan.*

BACKGROUND

Friendly relations between the City of Joondalup and Jinan, China have been developing since 2000 following a visit by delegates from the Jinan Municipal People's Parliament to the City. In late 2001, the former Mayor John Bombak led a delegation to Jinan during the Golden Autumn Trade Fair and in January 2002 Mr Sun Changyin, Chairman of the Jinan Municipal People's Consultative Committee led another delegation to the City. During this trip a "Memorandum of Friendly Talks" was signed between the two cities.

In September 2003, Mr Li Zhongxue, the Director of Jinan Foreign Affairs Office sent a fax to the City to advise that the Chinese Friendship Association with Foreign Countries had issued an approval to formalise friendly relations between the City of Joondalup and Jinan. The fax also extended a formal invitation to the City to lead a delegation to Jinan with the intent of signing a formal protocol of friendly relations as part of the developing relationship between the two cities.

A letter was sent to Jinan in response to this invitation in which the Chairman of Commissioners stated that:

"Joondalup's new Commissioners are aware of the importance of the continuing relationships between our two cities and of the significance of the twin-city relationship approved by the Chinese Friendship Association. We are keen to further develop fruitful relationships between our two cities in the areas of education, tourism, health, trade and business."

In February 2004, Council considered the invitation from Jinan, and resolved to:

- 1 ACCEPT the invitation and acknowledge the previous relations by the Municipal People's Government of Jinan for the Chairman of the Commissioners of the City of Joondalup to lead a delegation to Jinan;*
- 2 AUTHORISE the Chairman of Commissioners to commence formal discussions to negotiate an appropriate date for the delegation with the City's key stakeholders and the Jinan People's Municipal Government;*
- 3 ADVISE the Municipal People's Government that travel and accommodation costs would be borne by each delegate and/or their representative organisation;*
- 4 LIST for consideration in 2004/05 budget process the costs of the Chairman's travel and accommodation to Jinan as well as the associated costs of hosting an inbound delegation (excluding their accommodation and airfare costs) during the 2004/05 financial year from Jinan."*

(CJ007-02/04 refers)

Strategic Plan:

The delegation to Jinan comprises of the City's key Learning City stakeholders and is representative of business, health, safety, education, and tourism industries. The promotion of these industries in Jinan fits in with The City's Strategic Plan 2003-08 under Key Focus Area One through the following outcome:

“The City of Joondalup is recognised globally as a community that value and facilitates Lifelong Learning”

DETAILS

Delegation to Jinan

The City has held discussions and extended invitations to its Learning City Partners to join the delegation. There has been strong support and the following have agreed to join in the official twelve-person delegation to Jinan. The City’s Chairman of Commissioners will lead the delegation and will be accompanied by the Manager Strategic & Sustainable Development.

Name	Position	Organisation
Mr John Paterson	Chairman of Commissioners	City of Joondalup
Ms Rhonda Hardy	Manager Strategic & Sustainable Development	City of Joondalup
Professor Patrick Garnett	Deputy Vice Chancellor	Edith Cowan University
Mr David Curry	President	Joondalup Business Association
Mr Kempton Cowan	Director of Hospital	Joondalup Health Campus
Mr James Chan	Managing Director	Joondalup Resort Hotel
Mr Alan Green	Nominee	Sunset Coast Tourism Association
Mr Karl O’Callaghan	Commissioner of Police	WA Police Service
Ms Sue Slavin	A/Managing Director	West Coast College of TAFE
Mr Peter Flat	Senior Asset Manager	ING Real Estate
Dr Glen Watkins	Chairman	International Institute of Business & Technology (IIBT)
Mr David Xu	Director	IIBT

Aim of the trip to Jinan

The aim of the visit will be:

- For Mr John Paterson, in his official capacity as the Chairman of Commissioner of the City of Joondalup, to sign a formal protocol of “friendly relations” with Jinan on behalf of the City; and
- To promote the City of Joondalup and its key industries of business, health, safety, education and tourism to China.

Itinerary

Arrangements for travel are being co-ordinated by City officers and the following itinerary has been forwarded to members of the delegation.

Date	Event
1 September 2004	Depart Perth
2 September 2004	Meeting with officials from the Australian Embassy in Beijing
3 September 2004	Attendance at the Jinan Tourism Trade Fair
4 September 2004	Signing of protocol between Chairman of Commissioners & Jinan officials
5 September 2004	Networking with leaders from key industry sectors such as small business, education, tourism health, safety
6 September 2004	Visit to Jinan University & meeting with learning sector institutions
7 September 2004	Depart Jinan & meet with officials from the Australian Embassy in Beijing
8 September 2004	Depart Beijing for return trip to Perth

Policy Implications:

Under the provisions outlined in Part 5 of Policy 2.2, elected members are entitled to travel business class when travelling overseas and are entitled to a daily allowance of \$160.00.

Financial Implications:

It is proposed that the City will bear the costs associated with the Chairman of Commissioner's and the Manager Strategic & Sustainable Development's travel to Jinan. The other members of the delegation will bear their own costs.

The estimated cost based on an 8 day round trip to and from Perth for two persons, is made up as follows:

Air travel for Chairman of Commissioners – Business class: \$4,622 (including taxes and insurance)

Air travel for Manager Strategic and Sustainable Development – Economy Class - \$1,829 (including taxes and insurance)

Daily allowance (based on \$160.00 per day for the Chairman of Commissioners): \$1,280.00

Accommodation (Chairman of Commissioners and Manager Strategic and Sustainable Development: \$2,200.00

Estimated Total Cost: \$9,931.00

Account No:	1.2130.4901.0001.F681
Budget Item - 2004/2005:	Learning City Project
Budget Amount - 2004/2005	\$113,000.00
Sub-allocation amount for Jinan:	\$15,000.00
YTD Amount:	\$0.00
Actual Cost:	\$9,931.00

COMMENT

The primary purpose of the delegation will be to continue to strengthen the ties that are developing between the two cities as well as provide further opportunities for the Joondalup region to promote its exportable services.

Training & Mentoring Programme for Jinan Government Officials

The Jinan Government has expressed considerable interest in developing programs that will facilitate opportunity for its government officials to access various education and training services that the Learning City partners can provide. The relationship between the two cities can provide the mechanism for new markets to be created around education and training that will further support the City of Joondalup's sustainable economic viability into the future.

With respect to Local Government, the Jinan Government has indicated an interest in pursuing a programme in Australia whereby its government officers could participate in a mentoring and training program. Preliminary discussions on this matter have commenced.

A scenario for an education programme facilitated by Local Government may be as follows: -

A programme in Australia may run for 4 months and may be broken down into 4 areas of activity:

- 1 Orientation and Closing - The first two weeks may be used to orientate the participants to living in Perth, the functions of Joondalup City Council and further English preparation (particularly in terms of local council language). The last two weeks would be devoted to finalising the course, particularly in terms of participants' own requirements, certificate presentations and final dinners.
- 2 Knowledge transfer - This activity will be part of the remaining 3½ months. The transfer may include:
 - The more academic areas of organisational change, leadership, management, cultural differences, governance and E-procurement
 - The functions of state and local governments including structure, planning (urban and strategic), finance, audit, community development, human resources, library and information services, maintenance, waste, development etc.
- 3 Skill transfer - Participants will be assigned mentors to give them a "hands on" appreciation of the functions and activities of Joondalup Council.
- 4 Visits to other local governments. During the program participants will be taken to review other country shires and cities. This will also allow them to visit other parts of Western Australia.

The reciprocal benefits that the City could derive from such an arrangement would include a new revenue stream, transfer of cross cultural understanding, exchange of language development, broadening of skills and knowledge and greater level of satisfaction and motivation for City employees who become involved in broadening their roles as mentors and trainers.

Sustainability Implications

There are many scenarios from which the Jinan delegation will forge relations and explore opportunities that will benefit the City's development. The importance of this inaugural delegation for the City of Joondalup will no doubt be recognised by the community. The community may wish to provide comment or ideas for the delegation to take on board and a Jinan delegation web page is being developed to provide a community information and feedback mechanism for those people interested in the Jinan expedition.

Economic Growth

The impact of increased overseas visitation to Joondalup will also increase business activity in the local economy. Small business sector will have a larger market and feel confident they are operating a cluster of industry sectors that will go forward in a sustainable manner. With respect to small business development it should be noted that Jinan is situated on the major trade route of China between Beijing and Shanghai. The product-manufacturing sector is burgeoning in this Shandong province and new product markets looking for export markets are evolving. The Joondalup Business association is well placed to broker the connection for small business operators in the City of Joondalup to forge new import sector relationships and grow this industry sector.

Growth of tourism and hospitality through increased visitation from friends and relatives will provide a beneficial effect upon the industry. The City is near the completion of its draft tourism development plan that will provide for an implementation pathway for developing the potential that exists in Joondalup for a sustainable tourism industry.

Associated with increased student growth will be the increased demand upon quality health and safety services. The exchange of knowledge across all these levels of industry within Joondalup provides a platform for innovative services to be developed and delivered from the Learning City.

Social & Cultural exchange

With respect to social sustainability, the benefits associated with the Jinan delegation paves the way for increasing the City's understanding of another culture in order to build trusting relationships for mutually beneficial outcomes. The exchange of cultural values between the two Cities is significant in building a strong foundation to sustain the relationship. The two cities must be committed to working together towards shared goals. The City is near the completion of its cultural plan and this plan will provide an implementation pathway to ensuring that the City values its diversity.

Environmental knowledge exchange

With respect to environmental sustainability, the Jinan relationship will provide an opportunity for knowledge exchange in relation to issues such a waste minimization, environmental health, water, air and biodiversity.

ATTACHMENTS

Nil

VOTING REQUIREMENTS

Absolute Majority

RECOMMENDATION

That the Joint Commissioners BY AN ABSOLUTE MAJORITY:

- 1 APPROVE the estimated expenditure of \$9,931.00 towards the costs associated with the Chairman of Commissioner’s and the Manager Strategic & Sustainable Development’s travel to Jinan, China and that this be included in the 2004/05 budget;**
- 2 AUTHORISE the Chairman of Commissioners to sign a formal protocol of “friendly relations” with Jinan on behalf of the City of Joondalup;**
- 3 REQUEST a report on the outcome of the visit to Jinan.**

ITEM 2 REGISTRATION OF VOTING DELEGATES FOR WALGA ANNUAL GENERAL MEETING – [21453]

WARD - All

PURPOSE

For voting delegates to be appointed to attend the Western Australian Local Government Association (WALGA) Annual General Meeting.

EXECUTIVE SUMMARY

The 2004 Local Government Week will be held at the Burswood Convention Centre from Friday, 6 August to Wednesday 11 August. The Statutory Annual General Meeting for the Association will be held on Sunday 8 August 2004. Member Councils having representatives attending the meeting and wanting to participate in voting on matters raised, must register their voting delegates by 21 July 2004.

BACKGROUND

The Annual General Meeting of WALGA is traditionally held during Local Government Week Conference when the majority of local governments in the State have representatives attending.

In order to participate in the voting on matters decided at the annual general meeting, each member Council must register their voting delegates by 21 July 2004. Proxy voting is available for delegates from Member Councils who are unable to attend or will not be represented by their full voting entitlement at the AGM. Appointment of proxies must be registered with the Secretariat by 30 July 2004, and at the latest by 6 August 2004.

DETAILS

Member Councils are entitled to be represented by two voting delegates, with each able to exercise one vote. Voting must be exercised in person, and proxy voting is available provided proxies are registered.

COMMENT

The North Metropolitan Zone Committee of WALGA, consisting of the Cities of Joondalup, Stirling and Wanneroo, is the main link the City has in considering matters relating to WALGA activities. The City is currently represented on that Committee by:

Cmr S Smith
Acting Chief Executive Officer
Director Corporate Services and Resource Management
Manager Audit and Executive Services.

ATTACHMENTS

Nil

VOTING REQUIREMENTS

Simple Majority

RECOMMENDATION

That the Joint Commissioners APPOINT Cmr S Smith and the Acting Chief Executive Officer as voting delegates at the Annual General Meeting of the Western Australian Local Government Association.

ITEM 3 MINUTES OF SUSTAINABILITY ADVISORY COMMITTEE - 10 JUNE 2004 – [00906]

WARD - All

PURPOSE

For Council to adopt the unconfirmed minutes of the Sustainability Advisory Committee meeting held on 10 June 2004.

EXECUTIVE SUMMARY

The Sustainability Advisory Committee (SAC) met on 10 June 2004. A representative from *James Christou and Associates* presented to the SAC the current Concept Plan for the new Depot building.

This report recommends that the Joint Commissioners NOTE the unconfirmed minutes of the Sustainability Advisory Committee meeting held on 10 June 2004, forming Attachment 1 to this Report.

DETAIL

The minutes of the Sustainability Advisory Committee meeting, held on 10 June 2004 are provided as Attachment 1.

COMMENT

The presentation on the depot provided an overview of the Concept Plan stage and sought comments/feedback from the Committee. The Committee discussed a number of sustainable development issues and agreed to provide further comment on the depot Concept Plan via the executive officer of the Sustainability Advisory Committee.

Sustainability Implications regarding Item 1 – Concept Plan for new Depot.

The Concept Plan for the new Depot building has significant implications to the City in terms of the incorporation of Ecologically Sensitive Design (ESD) principles. Issues such as solar passive design, reliance on air-conditioning systems, excessive energy use, drainage and other water issues, landscaping and aesthetics all need to be considered in the design of the Depot. Careful consideration of these ESD principles in the concept planning stage and beyond is likely to reduce future energy costs and increased human comfort levels. Historically, Councils that give insufficient significance to ESD principles will often need to retrofit buildings to provide adequate thermal performance. Retrofitting of buildings often represents a large, and ultimately an avoidable cost.

The Committee expressed its in principle support for the Concept Plan for the Depot building and has requested further details on specific ESD principles to be incorporated. In addition, the Committee appreciates the opportunity to comment on this matter.

ATTACHMENTS

Attachment 1 Minutes of the Sustainability Advisory Committee - 10 June 2004.

VOTING REQUIREMENTS

Simple Majority

RECOMMENDATION

That the Joint Commissioners NOTE the unconfirmed minutes of the Sustainability Advisory Committee meeting held on 10 June 2004 forming Attachment 1 to this Report.

Appendix 1 refers.

To access this attachment on electronic document, click here: [Attach1brf130704.pdf](#)

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ITEM 4 POLICY MANUAL REVIEW COMMITTEE – [97032] [26176] [13399]

WARD - All

PURPOSE

To give further consideration to the status of the Policy Manual Review Committee.

EXECUTIVE SUMMARY

At the Council meeting held on 17 February 2004 it was requested that the formation of the Policy Manual Review Committee be referred to a future Strategy Session for further consideration. This request has been considered and it is proposed that it would be more appropriate for the matter to be discussed at a Briefing Session.

It is considered that amendments to policies should be submitted directly to Council, and accordingly it is recommended that the Policy Manual Review Committee be disbanded.

BACKGROUND

During 2003, the Council established a Policy Manual Review Committee to “*review the City’s Corporate policy manual and make recommendations to the Council on amendments to existing policies or the adoption of new policies*”.

Following the appointment of Joint Commissioners on 5 December 2003, a report was submitted to the Council meeting held on 17 February 2004 recommending the appointment of representatives to various internal and external committees to which elected members were appointed – Item CJ002-02/04 refers. That report recommended that the Policy Manual Review Committee be disbanded, however it was requested that the formation of this Committee be referred to a future Strategy Session for further consideration.

DETAILS

Following the appointment of Joint Commissioners on 5 December 2003, a review of Council’s internal and external committees was undertaken and a report submitted to Council on 17 February 2004, with the officer’s recommendation in relation to the Policy Manual Review Committee being that this committee be disbanded. At that meeting it was requested that the formation of the Policy Manual Review Committee be referred to a future Strategy Session for further consideration. This request has been considered and it is proposed that it would be more appropriate for the matter to be discussed at a Briefing Session.

It is considered that amendments to policies should be submitted directly to Council, and accordingly it is recommended that the Policy Manual Review Committee be disbanded.

ATTACHMENTS

Nil

VOTING REQUIREMENTS

Absolute majority.

RECOMMENDATION

That the Joint Commissioners, BY AN ABSOLUTE MAJORITY, DISBAND the Policy Manual Review Committee.

ITEM 5 SUPPLEMENTARY APPOINTMENT OF AUDITOR CONTRACT 040-02/03 SUPPLY OF AUDIT SERVICES – [43831] [30544]

WARD - All

PURPOSE

The purpose of this report is to seek the Joint Commissioners' approval to appoint Mrs Leanne Karamfiles as an additional Deloitte Touché Tohmatsu audit nominee, for the period 1 July 2003 to 30 June 2006.

EXECUTIVE SUMMARY

Under Contract 040-02/03 Supply of Audit Services the City appointed Mr Graham McHarrie and Mr Peter McIver from Deloitte Touché Tohmatsu Chartered Accountants to supply Audit Services for the period 1 July 2003 to 30 June 2006.

Deloitte recently wrote to the City requesting that Council adds Mrs Leanne Karamfiles as an additional auditor for the period 1 July 2003 to 30 June 2006. This request is supported by the administration and a formal appointment as required under Section 7.3 of the Local Government Act 1995, is sought from the Joint Commissioners.

It is recommended that the Joint Commissioners BY AN ABSOLUTE MAJORITY in accordance with Section 7.3 of the Local Government Act 1995 APPOINT Leanne Karamfiles of Deloitte Touché Tohmatsu as an auditor to the City of Joondalup for the period 1 July 2003 to 30 June 2006, with the appointment to be in accordance with the terms and conditions outlined in the Local Government (Audit) Regulations 1996.

BACKGROUND

The Local Government Act 1995 (the Act) requires the accounts and annual financial report of a local government for each financial year to be audited by an auditor appointed by the local government (section 7.2).

Mrs Karamfiles was appointed by Council as an auditor, on an interim basis, to audit the accounts and annual financial report of the City for the financial year ended 30 June 2003.

At its meeting of 19 August 2003, Council appointed Mr Graham McHarrie and Mr Peter McIver of Deloitte Touché Tohmatsu as the City's auditors for the triennium covering the financial years 1 July 2003 to 30 June 2006. (CJ187-08/03 refers.) Due to the timing of the tender for the new contract, Mrs Karamfiles was not nominated by Deloitte as an auditor for the triennium ended 30 June 2006.

DETAILS

Deloitte Touché Tohmatsu is now seeking Council's approval to add Mrs Karamfiles as an auditor of the City, as required under Section 7.2 of the Act and have confirmed that she is a registered company auditor and is therefore eligible per Section 7.3 of the Act.

Mrs Karamfiles was admitted to the Deloitte partnership in July 2003 and is a member of the Institute of Chartered Accountants Australia with over 10 years auditing experience.

COMMENTS

Under Section 7.2 of the Local Government Act 1995 the accounts and annual financial report of a local government, for each financial year, are required to be audited by an auditor appointed by the local government.

Whenever such an appointment is necessary or expedient a local government may appoint one or more persons as its auditor, as long as the person is a registered company auditor or an approved auditor. Mrs Karamfiles satisfies this criteria and her appointment as an additional auditor of the City is supported by the administration and recommended to the Joint Commissioners.

ATTACHMENTS

Nil

VOTING REQUIREMENTS

Absolute majority.

RECOMMENDATION

That the Joint Commissioners BY AN ABSOLUTE MAJORITY in accordance with Section 7.3 of the Local Government Act 1995 APPOINT Leanne Karamfiles of Deloitte Touché Tohmatsu as an auditor to the City of Joondalup for the period 1 July 2003 to 30 June 2006, with the appointment to be in accordance with the terms and conditions outlined in the Local Government (Audit) Regulations 1996.

ITEM 6 WARRANT OF PAYMENTS 30 JUNE 2004 – [09882]

WARD - All

PURPOSE

The Warrant of Payments as at 30 June 2004 is submitted to the Joint Commissioners for approval.

EXECUTIVE SUMMARY

This report details the cheques drawn on the funds during the month of June 2004. It seeks approval by the Joint Commissioners for the payment of the June 2004 accounts.

FUNDS	DETAILS	AMOUNT
Director Corporate Services & Resource Management Advance Account	64587 – 65162 & EFT 238-366	\$6,553,707.58
Municipal Account	000498-000500 & 000651-000652 & 10A 11A & 13A	\$8,564,370.18
Trust Account	Nil	\$ Nil
	TOTAL	\$15,118,077.76

The Director Corporate Services & Resource Management Advance Account is an imprest account and was reimbursed from the Municipal Account during the month. The difference in total between the Municipal Account and the 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 the Joint Commissioners. At the close of June 2004, the amount was **\$2,873,854.59**. The cheque register is appended as Attachments A & B.

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 **\$15,118,077.76** which is to be submitted to the Joint Commissioners on 20 July 2004 has been checked, is fully supported by vouchers and invoices 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 CHAIRMAN OF COMMISSIONERS

I hereby certify that this warrant of payments covering vouchers numbered as indicated and totalling **\$15,118,077.76** was submitted to the Joint Commissioners on 20 July 2004.

.....
JOHN PATERSON
Chairman of Commissioners

ATTACHMENTS

Attachment A Warrant of Payments for Month of June 2004
Attachment B Municipal Fund Vouchers for Month of June 2004

VOTING REQUIREMENTS

Simple majority.

RECOMMENDATION

That the Joint Commissioners APPROVE for payment the following vouchers, as presented in the Warrant of Payments to 30 June 2004, certified by the Chairman of Commissioners and Director Corporate Services & Resource Management and totalling \$15,118,077.76.

FUNDS	DETAILS	AMOUNT
Director Corporate Services & Resource Management Advance Account	64587 – 65162 & EFT 238-366	\$6,553,707.58
Municipal	000498-000500 & 000651-000652 & 10A 11A & 13A	\$8,564,370.18
Trust Account	Nil	\$ Nil
	TOTAL	\$15,118,077.76

Appendix 2 refers.

To access this attachment on electronic document, click here: [Attach2brf130704.pdf](#)

ITEM 7 2005/2006 STATE BLACK SPOT PROGRAM – [08151]

WARD - All

PURPOSE

The purpose of this report is to seek the Joint Commissioners' formal endorsement of projects submitted for the 2005/06 State Black Spot Program.

EXECUTIVE SUMMARY

On 8 March 2004, Main Roads WA called for submissions for the 2005/06 State Black Spot Program. Submissions are required by Tuesday 15 June 2004. In order to meet this deadline, project submissions have been made subject to formal endorsement by the Joint Commissioners.

A list of the proposed projects, including total project costs, possible State Black Spot Program funding and the mandatory Council one third contributions should funding be approved are shown on Attachment 1. The formal endorsement of the short listed projects are supported on the basis that they may significantly improve safety of the local road network for all road users.

This report recommends that the Joint Commissioners ENDORSE the listed projects shown on Attachment 1 to this Report for submission to the 2005/06 State Black Spot Program.

BACKGROUND

In August 2000, the State Government announced a new initiative targeting black spots and road improvements around Western Australia. The program is now moving into its fifth year. The State Black Spot Program is aimed at further improving road safety on local roads across Western Australia thereby reducing the significant trauma and suffering of crash victims, family and friends.

The program targets road locations where crashes are occurring and aims to fund cost effective, safety orientated projects by focusing on locations where the highest safety benefits and crash reductions can be achieved.

All submissions are considered on their merits and are evaluated against the criteria set by the State Black Spot Program Development and Management Guidelines.

The State Black Spot Program will allocate two thirds funding towards the cost of successful projects with the remaining one third project cost to be met by Council.

DETAILS

On 8 March 2004, Main Roads WA called for submissions for the 2005/06 State Black Spot Program. To enable the submissions to be presented to the Metropolitan Regional Road Group Technical Members meeting, the submission deadline was set for Tuesday 15 June 2004.

As part of this 2005/06 program, approximately 144 eligible sites in the City of Joondalup (5 crashes in 5 years ending December 2003) were evaluated on a preliminary basis. Of these, 36 sites were subject to a more detailed assessment.

The projects are prioritised on a state wide basis, utilising an economic indicator known as the BCR (Benefit Cost Ratio). The BCR is the comparison of cost savings to the community as a result in the reduction of crashes, compared to the cost of installing a particular traffic treatment type. In simple terms, the greater the cost effectiveness, the greater the BCR value, which results in a higher project ranking. It is also noted that some of the State Black Spot Program funds will be allocated towards projects that have undergone a safety audit procedure. The extent of these funds is yet to be determined, however it is unlikely to be more than 20% of the program funding. Safety audits have been undertaken for various sites to take into consideration the traffic volumes and the intersection layouts.

On the basis of the detailed assessment seven sites have been short-listed. A list of the short listed projects including total project costs, possible State Black Spot Program funding and the mandatory Council contributions should funding be approved are shown on Attachment 1.

In accordance with the previous year, it is envisaged that the Minister for Transport will announce the approved projects early to mid 2005.

Financial Implications:

The successful funding of Black Spot projects will require Council to allocate funds in the 2005/06 Program. The grants are provided on the basis of two thirds contribution from the State to one third by the City

An amount of \$180,000 has been listed as Council's contribution in (2005/06) of the City's Five Year Capital Works - Black Spot Program. Should Council be successful in all its submissions, then a budget adjustment will be undertaken as part of the 2005/2006 Draft Budget deliberations.

Strategic Implications:

The projects fit into the Strategic Plan for the City by improving infrastructure. The major benefit for the community is a safer road network. The use of the State Black Spot programs enables the City to source grant funds in combination with its own funds.

COMMENT

The State Black Spot Program is administered by Main Roads WA and provides funding to improve the road network.

The short listed projects shown on Attachment 1 are presented for formal endorsement by the Joint Commissioners. Subject to endorsement and approval for State Black Spot funding, the City's contribution for each successful project will be listed for funding consideration as part of the City's 2004/05 budget deliberations.

ATTACHMENTS

Attachment 1 Proposed 2005/06 State Black Spot Program Project Submission List

VOTING REQUIREMENTS

Simple Majority

RECOMMENDATION

That the Joint Commissioners ENDORSE the listed projects shown on Attachment 1 to this Report for submission to the 2005/06 State Black Spot Program.

Appendix 3 refers.

To access this attachment on electronic document, click here: [Attach3brf130704.pdf](#)

ITEM 8 MAINTENANCE AT ILUKA SPORTS COMPLEX – [02046]

WARD - All

PURPOSE

To report on the 12-month trial of maintenance of Iluka Sports Complex as authorised by Council in April 2003.

EXECUTIVE SUMMARY

Council at its meeting of April 2003 received Report CJ090-04/03 Grounds Maintenance Standards Iluka Sporting Complex and resolved to:

- 1 *ACKNOWLEDGE the concerns expressed by the Beaumaris Sports Association and list for consideration as part of the 2003/2004 Draft Budget deliberations an increase in budget allocation for maintenance of the Iluka District Open Space to \$80,000, utilising the scope of work and specification document as outlined at Attachment 2 as the target services levels to achieve, subject to a ground management strategy which recognises the venue as a premier facility ensuring that the level of sporting use is commensurate with the capacity of the playing surface to sustain the proposed level of usage, and recognises the status of the ground as Public Open Space for the recreation needs of the community;*
- 2 *Subject to Council adopting the increased levels of funding for maintenance purposes as part of the 2003/2004 budget deliberations, liaise with representatives of the Beaumaris Sports Association on a bi monthly basis to monitor the progress during 2003/2004 year and to submit a recommendation to Council following the twelve month trial regarding the ongoing standards and responsibilities.*

This report provides the Joint Commissioners with an update on the progress achieved throughout the 12-month trial period and recommends that the Joint Commissioners:

- 1 *NOTE the 12-month progress report in regard to increased level of maintenance undertaken at Iluka District Open Space;*
- 2 *REQUEST that a review of the current level of sports usage at Iluka Sporting Complex be undertaken prior to the 2005 winter sports period, to determine if opportunities exist to reduce ground utilisation at Iluka District Open Space.*

BACKGROUND

Concern was expressed by the user groups at Iluka Sporting Complex regarding the standard of maintenance and a low budget allocation implemented by the City given the standard of sports at the facility and the high frequency of use. Representative clubs highlighted the poor turf conditions during establishment and the impacts they were experiencing during the winter sports program. Council at its ordinary meeting of 3 September 2002 resolved to establish a working party involving two Councillors, members of the Beaumaris Sports Association

Representatives of affiliated clubs and Council Officers. This group met on two occasions and Report CJ090–04/03 was submitted with the following recommendation.

That Council:

- 1 *ACKNOWLEDGES the concerns expressed by the Beaumaris Sports Association and lists for consideration as part of the 2003/2004 Draft Budget deliberations an increase in budget allocation for maintenance of the Iluka District Open Space to \$80,000, utilising the scope of work and specification document as outlined at Attachment 2 as the target services levels to achieve, subject to a ground management strategy which recognises the venue as a premier facility ensuring that the level of sporting use is commensurate with the capacity of the playing surface to sustain the proposed level of usage, and recognises the status of the ground as Public Open Space for the recreation needs of the community;*
- 2 *Subject to Council adopting the increased levels of funding for maintenance purposes as part of the 2003/2004 budget deliberations, liaises with representatives of the Beaumaris Sports Association on a bi monthly basis to monitor the progress during 2003/2004 year and to submit a recommendation to Council following the twelve month trial regarding the ongoing standards and responsibilities.*

DETAILS

City Officers and Club Representatives commenced 6/8-week cycle of meetings as from 10 September 2003 and the most recent meeting was held 29 April 2004. Minutes were compiled and distributed for all meetings. The Minutes reflect that a wide range of topics were covered with a core of base topics considered essential to any maintenance improvements at the facility. Minutes of Meeting 29 April 2004, are provided at Attachment 1 as an example and cover the following topics:

- Parking Issues
- Grounds Condition
- Ovals Condition
- Kikuyu Control
- Works Proposed

Additional funding authorised by the City enabled implementation of various enhanced maintenance procedures as follows.

Fertiliser

Application of slow release fertiliser specific for limestone soils at 3 monthly cycles.

Application of 'Turf Special' fertiliser for an interim boost during summer growing season on 6/8-week cycle.

The above practices are ongoing for the winter sports period with exception of the application of 'Turf Special', which has been suspended due to turf dormancy and will recommence in September.

Additional Grounds Maintenance

Work crews attended Mondays and Thursdays to repair any areas of turf not providing satisfactory recovery following weekend sports

Extract from the Minutes of 29 April 2004.

Topic 3 – Turf Condition States.

Turf Condition

High wear areas fertilised 3 February 2004 with slow release. Entire areas to be fertilised late February.

Ovals General

“Condition is good when compared to previous years additional works programmed for September.”

These comments reflect the turf conditions at commencement of winter’s sports program. It is acknowledged that the turf conditions have deteriorated significantly during May and June and this is predominately-attributed to the high utilisation by Junior Soccer.

The utilisation is assessed as;

<u>Heathridge Soccer Club</u>	<u>ECU Lakers Hockey Club</u>	<u>Brothers Rugby Union</u>
Micro – 23 teams	Minkey –1 team	Junior – 8 teams
Youth – 13 teams	Junior – 12 teams	Senior – 2 teams
Senior – 1 team	Senior – 4/5 teams	

This utilisation is unsustainable on any sports oval without impacting on the user groups and the City’s ability to provide high quality playing surface. During the summer season whereby the oval and turf wickets are in use for cricket, provides a period of recovery for the turf due to low turf wear by the Cricket Club. The Cricket Club is concerned that the recovery period if late in commencing, will impact on their ability to host home fixtures early in the season annually. At commencement of winter sports the turf has recovered and the “turf wear cycle” recommences.

The table below provides information in relation to the historical maintenance expenditure, and also gives an indication of the forecast budget for 2004/05. It is noted that the forecast 2004/05 allocation has been reduced to reflect actual expenditure incurred during 2003/04.

Funding

Maintenance	Budget	Expenditure
2000/2001	\$36,198	\$61,439
2001/2002	\$39,700	\$56,915
2002/2003	\$46,971	\$72,010
2003/2004	\$80,000	\$50,685 to May 2004
2004/2005 - Proposed	\$73,916	\$68,859

COMMENT

Correspondence has recently been received from Joondalup Lakers Hockey Club expressing their concerns regards the current oval conditions and the City’s ability to maintain the turf to an acceptable standard for user groups. These comments were supported by further correspondence from the Beaumaris Sports Association from 4 June 2004.

City Officers have been in contact with Western Australian Hockey Association (W.A.H.A) and local club representatives to clearly identify the issues and concerns expressed by user clubs. W.A.H.A has been previously advised that the City is undertaking specific initiatives to improve the turf conditions. The meeting of July will be expanded to ensure participation by all user clubs.

This facility is 5 years old and has been exposed to excessive usage since opening. Turf development for these types of small ball sports is a long-term process and the turf conditions at 29 April were a significant improvement on previous years. The increased funding allocated in 2003/2004 was the first stage in a long process to provide a satisfactory turf surface with minimal disruption to the regular summer/winter sports fixtures. These improvements will only be achieved by cooperation and communication by all parties and acceptance that the mix of small ball and large ball sports needs to be reconsidered. (Small ball sports need to utilise low cut turf and large ball sports need higher soft surface to minimise impact with the ground.)

In April 2004, the City acquired management responsibility for ground allocation for this facility and it is anticipated that the current usage will be reviewed prior to the 2005 winter sports program. The City has various ovals within the surrounding suburbs that currently have low utilisation and these should be used to reduce the winter sports impact at Iluka. Relocation of training to alternative locations would provide a significant reduction in turf 'wear' and provide the user groups with enhanced oval conditions for match play and this option will be recommended by the City.

It should also be noted that there is no 'time gap' between summer and winter sports, therefore all restoration works must be with agreement of the user groups and this is not always achievable.

ATTACHMENTS

Attachment 1 Minutes of 29 April 2004

VOTING REQUIREMENTS

Simple majority

RECOMMENDATION

That the Joint Commissioners:

- 1 NOTE the 12-month progress report in regard to increased level of maintenance undertaken at Iluka District Open Space;**
- 2 REQUEST that a review of the current level of sports usage at Iluka Sporting Complex be undertaken prior to the 2005 winter sports period, to determine if opportunities exist to reduce ground utilisation at Iluka District Open Space.**

Appendix 4 refers.

To access this attachment on electronic document, click here: [Attach4brf130704.pdf](#)

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ITEM 9 TENDER NUMBER 042-03/04 MECHANICAL SERVICES PREVENTATIVE MAINTENANCE – [27560]

WARD - All

PURPOSE

To seek the approval of the Joint Commissioners to choose the tender submitted by Australian Airconditioning Services Pty Ltd for the Mechanical Services Preventative Maintenance (in accordance with the Price Schedule as outlined in Attachment 1), Tender Number 042-03/04, for an initial period of twelve (12) months with an option to extend, subject to satisfactory performance reviews, for a further maximum period of twenty four (24) months. The maximum term of the contract shall be three (3) years.

EXECUTIVE SUMMARY

Tenders were advertised on 26 May 2004 through statewide public tender for the Mechanical Services Preventative Maintenance. Tenders closed on 17 June 2004. Four submissions were received from Australian Airconditioning Services Pty Ltd, TDU Pty Ltd Trading as Trane Australia, BurkeAir Pty Ltd and Direct Engineering Services Pty Ltd.

It is recommended, in relation to Tender Number 042-03/04 for the Mechanical Services Preventative Maintenance, that the Joint Commissioners:

- 1 reject the tenders submitted by TDU Pty Ltd Trading as Trane Australia, BurkeAir Pty Ltd and Direct Engineering Services Pty Ltd Regulation 18(2) of the Local Government (Functions and General) Regulations 1996 without considering the merits of these tenders because they each failed to comply with requirements specified in the RFT;*
- 2 choose Australian Airconditioning Services Pty Ltd as the successful tenderer for the Mechanical Services Preventative Maintenance (Tender No. 042-03/04) in accordance with the price schedule as outlined in Attachment 1 to this Report;*
- 3 authorise the Acting Chief Executive Officer (CEO), on behalf of the City, to enter into a contract with Australian Airconditioning Services Pty Ltd in accordance with the tender submitted by Australian Airconditioning Services Pty Ltd, subject to any minor variations that may be agreed between the CEO and Australian Airconditioning Services Pty Ltd;*
- 4 determine that the contract is to be for an initial period of 12 months with an option to extend, subject to satisfactory annual performance reviews, for a further maximum period of 24 months, in 12-month increments, with the total term of the contract not to exceed 3 years.*

BACKGROUND

Australian Airconditioning Services currently undertake this work and have successfully completed the maintenance requirements required to ensure the City's mechanical infrastructure is operational. Their response to call outs for repairs has been of a high standard and this has occurred throughout the existing contract period.

The scope of works for this contract includes preventative maintenance, breakdowns and modification work of mechanical services plant at ten locations within the City. The scope of works included in the contract has been reduced due to the closure of the aquatic side of Craigie Leisure Centre and Kingsley Administration Building having its plant recently upgraded. These facilities will be included once the defects liability periods for both have expired.

It is also noted that the specifications included in the tender documentation were prepared by an independent mechanical consultant.

DETAILS

The first part of the tender assessment was the Conformance Audit Meeting. The purpose of this meeting is to ensure that all essential requirements have been met. Tenders not meeting all the essential criteria are deemed to be non-conforming and are eliminated from consideration. Additionally, other criteria that is not mandatory is assessed and if not met the City may eliminate the tender from consideration. The extent of non-compliance in this section would determine if the tender was further considered.

The tenders submitted by TDU Pty Ltd Trading as Trane Australia, BurkeAir Pty Ltd and Direct Engineering Services Pty Ltd failed to fully complete the Price Schedule as required. On each page of the Price Schedule it was stated that *Tenders that do not provide a dollar figure where requested may be deemed to be non-conforming and therefore be rejected*. As the three tenderers failed to fully complete the Price Schedule it is recommended that their tenders be rejected.

Under the City's Contract Management Framework, the tender received from Australian Airconditioning Services Pty Ltd was assessed by the Evaluation Team using a weighted multi-criterion assessment system and AS 4120-1994 'Code of Tendering'.

Each member of the Evaluation Team assessed the Tender submission individually against the selection criteria using the weightings determined during the tender planning phase. The Evaluation Team convened to submit and discuss their assessment.

The Selection Criteria for Tender number 042-03/04 was as follows:

Resources and Experience of Tenderer in providing similar services:

- Relevant Industry Experience, including details of providing similar supply. Tenderers shall submit a Detailed Schedule of previous experience on similar and/or relevant projects.
- Level of Understanding of tender documents and work required.
- References from past and present clients.

Levels of Service as determined by the Capability/Competence of Tenderer to provide the services required:

- Company structure.
- Period of Trading.
- Financial Capacity.
- Qualifications, Skills and Experience of Key Personnel.
- Equipment and Staff Resources available.
- Compliance with tender requirements – insurances, licenses, site inspections etc.
- Quality Systems.

Beneficial Effects of Tender/Local Content:

- The potential social and economic effect of the tender on the City of Joondalup community.
- Value Added items offered by tenderer.
- Sustainability/Efficiency/Environmental.

Contract Methodology:

- Communications.
- Management Control Systems.
- Documentation Controls.
- Procedures on Identification of further works.

Tendered Price/s:

- The price to supply the specified services.
- Schedule of rates for additional services.
- Discounts, settlement terms.

Australian Airconditioning Services Pty Ltd submitted a tender that demonstrated their ability to provide the service required by the City. Based on the assessment Australian Airconditioning Services Pty Ltd is the recommended tenderer.

Statutory Provision:

The statewide public tender was advertised, opened and evaluated in accordance with the *Local Government (F&G) Regulation 1996*. Advertising this tender also ensures compliance with the *Local Government (F&G) Regulation 1996*, where tenders are required to be publicly invited if the consideration under a contract is expected to be or worth more than \$50,000. The consideration for this contract exceeds the Chief Executive Officer's Delegated Authority limit of \$100,000 for the acceptance of tenders.

Policy 2.5.7 Purchasing Goods and Services

The City's Policy on purchasing goods and services encourages local business in the purchasing and tendering process; none of the tenderers are located within the City of Joondalup.

FINANCIAL IMPLICATIONS

Funding is in accordance with the approved Operations Services Maintenance budget. Last financial year the City spent approximately ninety five thousand dollars (\$95,000) on this contract. The value of the preventative maintenance portion of the contract was forty thousand nine hundred and fifty six dollars (\$40,956). The tender from Australian Airconditioning Services Pty Ltd for preventative maintenance is thirty nine thousand one hundred and sixty two dollars (\$39,162).

The scope of works has been reduced due to the closure of the aquatic side of Craigie Leisure Centre and Kingsley Administration Building having its plant recently upgraded. The value of the reduced scope is approximately seven thousand five hundred dollars (\$7,500). Taking into account the reduced scope the percentage increase from last year is approximately seventeen percent (17%). The rates submitted for breakdowns and modifications has also increased by between three and thirteen percent (3-13%). Sufficient funds have been allowed for in the draft 2004/05 operational budget to accommodate the cost increases associated with this tender.

COMMENT

As a part of contract management processes, the City will regularly review/monitor the Contractor's performance and service quality to ensure services meet the City's standards.

Subject to Council approval, the contract term will be for an initial period of twelve (12) months. There will be an option to extend the contract for a further twenty four (24) months that will be subject to suitable performance by the Contractor in annual performance reviews that ensure that the requirements of the contract have been met. Subject to a satisfactory outcome of each review an extension, in increments of twelve-month periods, will be made. The duration of the contract will not exceed three (3) years.

Notwithstanding any statutory changes, the City may negotiate a price variation on the lump sum price submitted for extending the Contract. The price variation shall not be more than the change in the consumer price index for the construction material and labour for Perth Metropolitan region as published by Australian Bureau of Statistics for a period of the previous 12 months.

The tender submitted by Australian Airconditioning Services Pty Ltd demonstrated that they have the ability to provide the required services to the City.

ATTACHMENTS

Attachment 1 Price Schedule

VOTING REQUIREMENTS

Simple Majority.

RECOMMENDATION

That, in relation to Tender Number 042-03/04 for the Mechanical Services Preventative Maintenance, the Joint Commissioners:

- 1 REJECT the tenders submitted by TDU Pty Ltd Trading as Trane Australia, BurkeAir Pty Ltd and Direct Engineering Services Pty Ltd Regulation 18(2) of the Local Government (Functions and General) Regulations 1996 without considering the merits of these tender because they each failed to comply with requirements specified in the RFT;**
- 2 CHOOSE Australian Airconditioning Services Pty Ltd as the successful tenderer for the Mechanical Services Preventative Maintenance (Tender No. 042-03/04) in accordance with the price schedule as outlined in Attachment 1 to this Report;**
- 3 AUTHORISE the Acting Chief Executive Officer (CEO), on behalf of the City, to enter into a contract with Australian Airconditioning Services Pty Ltd in accordance with the tender submitted by Australian Airconditioning Services Pty Ltd, subject to any minor variations that may be agreed between the CEO and Australian Airconditioning Services Pty Ltd;**
- 4 DETERMINE that the contract is to be for an initial period of 12 months with an option to extend, subject to satisfactory annual performance reviews, for a further maximum period of 24 months, in 12 month increments, with the total term of the contract not to exceed 3 years.**

Appendix 5 refers.

To access this attachment on electronic document, click here: [Attach5brf130704.pdf](#)

ITEM 10 TENDER NUMBER 044-03/04 PROVISION OF PAVEMENT MARKING SERVICES – [54560]

WARD - All

PURPOSE

To seek the approval of the Joint Commissioners to choose the tender submitted by Road and Traffic Services for the Provision of Pavement Marking Services (in accordance with the Price Schedule as outlined in Attachment 1), Tender Number 044-03/04, for an initial period of twelve (12) months with an option to extend, subject to satisfactory performance reviews, for a further maximum period of twenty four (24) months. The total duration of the contract shall not exceed three (3) years.

EXECUTIVE SUMMARY

Tenders were advertised on 26 May 2004 through statewide public tender for the Provision of Pavement Marking Services. Tenders closed on 17 June 2004. One submission was received from Road and Traffic Services.

It is recommended, in relation to Tender Number 044-03/04 for the Provision of Pavement Marking Services, that the Joint Commissioners:

- 1 CHOOSE Road and Traffic Services as the successful tenderer for the Provision of Pavement Marking Services (Tender No. 044-03/04) in accordance with the price schedule as outlined in Attachment 1 to this Report;*
- 2 AUTHORISE the Acting Chief Executive Officer (CEO), on behalf of the City, to enter into a contract with Road and Traffic Services in accordance with the tender submitted by Road and Traffic Services, subject to any minor variations that may be agreed between the CEO and Road and Traffic Service;*
- 3 DETERMINE that the contract is to be for an initial period of 12 months with an option to extend, subject to satisfactory annual performance reviews, for a further maximum period of 24 months, in 12 months increments, with the total term of the contract not to exceed 3 years.*

BACKGROUND

Road and Traffic Services previously undertook this work from 2000 to 2004 and all works have been completed in accordance with the scope of works.

Pavement marking is an integral component of traffic management and capital works projects and it often occurs as the last part of the works. Road and Traffic Services have been able to meet the City's needs and schedules during the previous contract period.

DETAILS

Under the City's Contract Management Framework, the tender received from Road and Traffic Services was assessed by the Evaluation Team using a weighted multi-criterion assessment system and AS 4120-1994 code of tendering.

Each member of the Evaluation Team assessed the Tender submission individually against the selection criteria using the weightings determined during the tender planning phase. The Evaluation Team convened to submit and discuss their assessment.

The Selection Criteria for Tender number 044-03/04 was as follows:

Resources and Experience of Tenderer in providing similar services:

- Relevant Industry Experience, including details of providing similar supply. Tenderers shall submit a Detailed Schedule of previous experience on similar and/or relevant projects.
- Past record of Performance and Achievement with other clients
- Level of Understanding of tender documents and work required.
- Ability to provide usage and expenditure information
- Ability to provide electronic pricing schedules
- Written References from past and present clients.

Levels of Service as determined by the Capability/Competence of Tenderer to provide the services required:

- Company structure.
- Qualifications, Skills and Experience of Key Personnel.
- Equipment and Staff Resources available.
- Safety management policy including safety records for the last two years must be provided.

Beneficial Effects of Tender/Local Content:

- The potential social and economic effect of the tender on the City of Joondalup community.

Tendered Price/s:

- The price to supply the specified services.
- Schedule of rates for additional services.
- Discounts, settlement terms.

Road and Traffic submitted a tender that demonstrates their ability to provide the service required by the City.

Statutory Provision:

The statewide public tender was advertised, opened and evaluated in accordance with the *Local Government (F&G) Regulation 1996*. Advertising this tender also ensures compliance with the *Local Government (F&G) Regulation 1996*, where tenders are required to be publicly invited if the consideration under a contract is expected to be or worth more than \$50,000.

The consideration for this contract exceeds the Chief Executive Officer's Delegated Authority limit of \$100,000 for the acceptance of tenders.

Policy 2.5.7 Purchasing Goods and Services

The City's Policy on purchasing goods and services encourages local business in the purchasing and tendering process; the tenderer is located within the City of Joondalup.

FINANCIAL IMPLICATIONS

Funding is in accordance with the approved Operations Services Maintenance budget.

COMMENT

As a part of contract management processes, the City will regularly review/monitor the Contractor's performance and service quality to ensure services meet the City's standards.

Subject to Council approval, the contract term will be for an initial period of twelve (12) months. There will be an option to extend the contract for a further twenty four (24) months that will be subject to suitable performance by the Contractor in annual performance reviews that ensure that the requirements of the contract have been met. Subject to a satisfactory outcome of each review an extension, in increments of twelve-month periods, will be made. The duration of the contract will not exceed three (3) years.

Notwithstanding any statutory changes, the City may negotiate a price variation on the lump sum price submitted for extending the Contract. The price variation shall not be more than the change in the consumer price index for the construction material and labour for Perth Metropolitan region as published by Australian Bureau of Statistics for a period of the previous 12 months.

The tender submitted by Road and Traffic Services demonstrates that they have the ability to provide the required services to the City.

ATTACHMENTS

Attachment 1 Price Schedule

VOTING REQUIREMENTS

Simple majority

RECOMMENDATION

That, in relation to Tender Number 044-03/04 for the Provision of Pavement Marking Services, the Joint Commissioners:

- 1 CHOOSE Road and Traffic Services as the successful tenderer for the Provision of Pavement Marking Services (Tender No. 044-03/04) in accordance with the price schedule as outlined in Attachment 1 to this Report;**
- 2 AUTHORISE the Acting Chief Executive Officer (CEO), on behalf of the City, to enter into a contract with Road and Traffic Services in accordance with the tender submitted by Road and Traffic Services, subject to any minor variations that may be agreed between the CEO and Road and Traffic Services;**
- 3 DETERMINE that the contract is to be for an initial period of 12 months with an option to extend, subject to satisfactory annual performance reviews, for a further maximum period of 24 months, in 12 months increments, with the total term of the contract not to exceed 3 years.**

Appendix 6 refers.

To access this attachment on electronic document, click here: [Attach6brf130704.pdf](#)

V:\DD\04reports\July20\Tender No 044_03_04 Provision of Pavement Marking Services.doc

ITEM 11 TENDER NUMBER 045-03/04 SWEEPING OF URBAN AND ARTERIAL ROADS – [55560]

WARD - All

PURPOSE

To seek the approval of the Joint Commissioners to choose the tender submitted by Coastal Sweeping Services for the Sweeping of Urban and Arterial Roads (in accordance with the Price Schedule as outlined in Attachment 1), Tender Number 045-03/04, for an initial period of twelve (12) months with an option to extend, subject to satisfactory performance reviews, for a further maximum period of twenty four (24) months. The maximum term of the contract shall be three (3) years.

EXECUTIVE SUMMARY

Tenders were advertised on 26 May 2004 through statewide public tender for the Sweeping of Urban and Arterial Roads. Tenders closed on 17 June 2004. Three submissions were received from Coastal Sweeping Services, Asteranch Pty Ltd Trading as Cleansweep and Sandgroper Sweeping.

It is recommended, in relation to Tender Number 045-03/04 for the Sweeping of Urban and Arterial Roads, that the Joint Commissioners:

- 1 *REJECT the tender submitted by Sandgroper Sweeping Regulation 18(2) of the Local Government (Functions and General) Regulations 1996 without considering the merits of this tender because they failed to comply with requirements specified in the RFT;*
- 2 *CHOOSE Coastal Sweeping Services as the successful tenderer for the Sweeping of Urban and Arterial Roads (Tender No. 045-03/04) in accordance with the price schedule as outlined in Attachment 1 to this Report;*
- 3 *AUTHORISE the Acting Chief Executive Officer (CEO), on behalf of the City, to enter into a contract with Coastal Sweeping Services in accordance with the tender submitted by Coastal Sweeping Services, subject to any minor variations that may be agreed between the CEO and Coastal Sweeping Services;*
- 4 *DETERMINE that the contract is to be for an initial period of 12 months with an option to extend, subject to satisfactory annual performance reviews, for a further maximum period of 24 months, in 12 month increments, with the total term of the contract not to exceed 3 years.*

BACKGROUND

The scope of works for this contract incorporates sweeping of all urban and arterial roads and residential streets within the suburbs of the City of Joondalup. Council maintains a separate contract for sweeping the Joondalup City Centre area.

Arterial road sweeping requires a significantly larger unit to maximise performance and to reduce travel time per load. The sweeping program is undertaken on a suburb-by-suburb basis and, where possible, follows the bulk pick up.

The contract is a lump sum price schedule for each suburb and arterial roads in the City, however, it is at Council's discretion to include or exclude by suburb for sweeping at any frequency for the entire period of the contract depending on the condition of the road and funding allocations.

DETAILS

The first part of the tender assessment was the Conformance Audit Meeting. The purpose of this meeting is to ensure that all essential requirements have been met. Tenders not meeting all the essential criteria are deemed to be non-conforming and are eliminated from consideration. Additionally, other criteria that is not mandatory is assessed and if not met the City may eliminate the tender from consideration. The extent of non-compliance in this section would determine if the tender was further considered.

The tender submitted by Sandgroper Sweeping did not address any of the selection criteria, did not submit requested information about the company and did not comply with all the requirements of the Specification. Accordingly it is recommended that the tender submitted by Sandgroper Sweeping be rejected.

Under the City's Contract Management Framework, the tenders received from Coastal Sweeping Services and Cleansweep were assessed by the Evaluation Team using a weighted multi-criterion assessment system and AS 4120-1994 'Code of Tendering'.

Each member of the Evaluation Team assessed the Tender submission individually against the selection criteria using the weightings determined during the tender planning phase. The Evaluation Team convened to submit and discuss their assessments.

The Selection Criteria for Tender number 045-03/04 was as follows:

Resources and Experience of Tenderer in providing similar services:

- Relevant Industry Experience, including details of providing similar supply. Tenderers shall submit a Detailed Schedule of previous experience on similar and/or relevant projects.
- Past Record of Performance and Achievement with other clients.
- Level of Understanding of tender documents and work required.
- Written References from past and present clients.

- Ability to provide usage and expenditure information.
- Ability to provide electronic pricing schedules.

Levels of Service as determined by the Capability/Competence of Tenderer to provide the services required:

- Company structure.
- Qualifications, skills and experience of key personnel including registration, training and experience.

- Equipment and staff resources available.
- Occupational health and safety management system and track record.

Beneficial Effects of Tender/Local Content:

- The potential social and economic effect of the tender on the City of Joondalup community.

Tendered Price/s:

- The price to supply the specified services.
- Schedule of rates for additional services.
- Discounts, settlement terms.

Both Coastal Sweeping and Cleansweep submitted tenders that demonstrated their ability to provide the service required by the City. Based on the assessment Coastal Sweeping ranked first in both the Qualitative and Quantitative selection criteria and accordingly is the recommended tenderer.

Statutory Provision:

The statewide public tender was advertised, opened and evaluated in accordance with the *Local Government (F&G) Regulation 1996*. Advertising this tender also ensures compliance with the *Local Government (F&G) Regulation 1996*, where tenders are required to be publicly invited if the consideration under a contract is expected to be or worth more than \$50,000. The consideration for this contract exceeds the Chief Executive Officer's Delegated Authority limit of \$100,000 for the acceptance of tenders.

Policy 2.5.7 Purchasing Goods and Services

The City's Policy on purchasing goods and services encourages local business in the purchasing and tendering process; none of the tenderers are located within the City of Joondalup.

Financial Implications

Funding is in accordance with the approved Operations Services Maintenance budget.

COMMENT

As a part of contract management processes, the City will regularly review/monitor the Contractor's performance and service quality to ensure services meet the City's standards.

Subject to Council approval, the contract term will be for an initial period of twelve (12) months. There will be an option to extend the contract for a further twenty four (24) months that will be subject to suitable performance by the Contractor in annual performance reviews that ensure that the requirements of the contract have been met. Subject to a satisfactory outcome of each review an extension, in increments of twelve-month periods, will be made. The duration of the contract will not exceed three (3) years.

Notwithstanding any statutory changes, the City may negotiate a price variation on the lump sum price submitted for extending the Contract. The price variation shall not be more than the change in the consumer price index for the construction material and labour for Perth Metropolitan region as published by Australian Bureau of Statistics for a period of the previous 12 months.

The tender submitted by Coastal Sweeping Services demonstrated that they have the ability to provide the required services to the City on a value for money basis.

ATTACHMENTS

Attachment 1 Price Schedule

VOTING REQUIREMENTS

Simple Majority.

RECOMMENDATION

That, in relation to Tender Number 045-03/04 for the Sweeping of Urban and Arterial Roads, the Joint Commissioners:

- 1 REJECT the tender submitted by Sandgroper Sweeping Regulation 18(2) of the Local Government (Functions and General) Regulations 1996 without considering the merits of this tender because they failed to comply with requirements specified in the RFT;**
- 2 CHOOSE Coastal Sweeping Services as the successful tenderer for the Sweeping of Urban and Arterial Roads (Tender No. 045-03/04) in accordance with the price schedule as outlined in Attachment 1 to this Report;**
- 3 AUTHORISE the Acting Chief Executive Officer (CEO), on behalf of the City, to enter into a contract with Coastal Sweeping Services in accordance with the tender submitted by Coastal Sweeping Services, subject to any minor variations that may be agreed between the CEO and Coastal Sweeping Services;**
- 4 DETERMINE that the contract is to be for an initial period of 12 months with an option to extend, subject to satisfactory annual performance reviews, for a further maximum period of 24 months, in 12 month increments, with the total term of the contract not to exceed 3 years.**

Appendix 7 refers.

To access this attachment on electronic document, click here: [Attach7brf130704.pdf](#)

ITEM 12 FINAL ADOPTION OF AMENDMENT NO 21 TO DISTRICT PLANNING SCHEME NO 2 - REZONE PORTION OF LOT 9016 (500) BURNS BEACH ROAD, BURNS BEACH FROM "RURAL" TO "URBAN DEVELOPMENT" – [21557]

WARD - North Coastal

PURPOSE

The purpose of this report is for the Joint Commissioners to consider submissions received during the public advertising period and to adopt as final, Amendment No 21 to District Planning Scheme No 2 (DPS2), without modification.

EXECUTIVE SUMMARY

The Metropolitan Region Scheme (MRS) was amended on 23 January 2004 to rezone 146 hectares of the subject land from “Rural” to “Urban” and a further 144 hectares to “Parks and Recreation” (MRS Amendment No 992/33). Section 35A (2) of the Metropolitan Region Town Planning Scheme Act 1959 requires that, following an amendment to the MRS, the relevant local authority initiates an amendment to its Town Planning Scheme consistent with the MRS amendment.

The “Urban” zoned land (146 hectares) would be most appropriately zoned “Urban Development” under District Planning Scheme No 2 (DPS2). This zone enables the Joint Commissioners to require the preparation and implementation of a Structure Plan that sets out future subdivision and development requirements for the land (Attachment 2 refers) and would also stipulate the residential density to be allocated to the land.

The Joint Commissioners, at their meeting on 9 March 2004 (CJ047-03/04 refers), resolved to initiate Amendment 21 to rezone the subject land to “Urban Development” for the purposes of public advertising. The advertising period closed on 17 June 2004 and a total of 25 submissions were received, six of which were of support, 12 of objection and another seven raised no objection. The major reasons for objection relate to the loss of bushland and coastal dunes, as well as habitat for animals and birds.

It is recommended that the Joint Commissioners:

- 1 *Pursuant to Town Planning Regulation 17 (2) ADOPT Amendment No 21 to the City of Joondalup District Planning Scheme No 2 for the purposes of rezoning portion of Lot 9016 (500) Burns Beach Road, Burns Beach from “Rural” to “Urban Development”, as final, without modification;*
- 2 *NOTE the submissions received and advise the submitters of the Joint Commissioners’ decision;*
- 3 *AUTHORISE the affixation of the common seal to, and endorse the signing of, the amendment documents.*

BACKGROUND

Suburb/Location:	Portion Lot 9016 (500) Burns Beach Road, Burns Beach
Applicant:	Development Planning Strategies
Owner:	Burns Beach Management Pty Ltd
Zoning:	DPS: Rural
	MRS: Urban
Strategic Plan:	Strategy 3.3 – Provide living choices to meet changing demographic demands.

Lot 9016 comprises several parcels of land over the suburbs of Currambine, Kinross and Burns Beach and is the subject of ongoing subdivision (Attachment 1 refers). The subject portion of Lot 9016 is located on the north side of Burns Beach Road at its intersection with Marmion Avenue and immediately north and east of the existing residences in Burns Beach, and extending westward towards the coastline. The subject portion of Lot 9016 is approximately 146 hectares in area.

The Metropolitan Region Scheme (MRS) was amended on 23 January 2004 to rezone 146 hectares of the subject land from “Rural” to “Urban” and a further 144 hectares to “Parks and Recreation” (MRS Amendment No 992/33). Section 35A (2) of the Metropolitan Region Town Planning Scheme Act 1959 requires that, following an amendment to the MRS, the relevant local authority initiates an amendment to its Town Planning Scheme consistent with the MRS amendment no later than 3 months from the date of gazettal, the date on which the amendment to the MRS came into force. This is the purpose of Amendment No. 21.

Issues regarding the preservation of bush land and the optimum balance of urban land/rezoned lands have been the subject of detailed negotiations and assessment by the State Government (through the Environmental Protection Authority and the Western Australian Planning Commission) over a number of years to reach the agreed conclusion that is now proposed.

The “Urban” zoned land (146 hectares) would be most appropriately zoned “Urban Development” under DPS2. This zone enables the Joint Commissioners to require the preparation and implementation of a Structure Plan setting out the development requirements for future development of the land (Attachment 2 refers) and would also stipulate the residential density to be allocated to the land.

Any amendment to the MRS to create land reserved for “Parks and Recreation”, as occurred for the remaining 144 hectares of portion of Lot 9016 is automatically reserved as such under the local authority planning scheme. No formal approval to amend the local planning scheme is required.

Previous Resolution of Joint Commissioners

At their meeting on 9 March 2004, the Joint Commissioners resolved the following:

- 1 in pursuance of Section 7 of the Town Planning and Development Act 1928 (as amended), AMEND the City of Joondalup District Planning Scheme No 2 for the purpose of rezoning a portion of Lot 9016 (500) Burns Beach Road, Burns Beach from “Rural” to “Urban Development”;*
- 2 ADOPT Amendment No 21 as suitable for the purpose of advertising for a period of forty two (42) days;*

- 3 *NOTE that a Structure Plan will need to be prepared in accordance with section 9 of District Planning Scheme No 2;*
- 4 *ADVISE the applicant that the City would anticipate a high level of community and other stakeholder involvement during the preparation of the Structure Plan and to this end request a community involvement and consultation plan to be submitted to supplement the formal consultation process required under DPS2;*
- 5 *ADVISE the applicant that the Structure Plan should:*
 - (a) *clearly demonstrate the application of the principles of sustainability (note Council Policy 2.6.4 – Environmental, Social and Economic Sustainability);*
 - (b) *have particular regard to the retention of significant areas of natural vegetation where possible;*
 - (c) *address the issue of telecommunication facilities and linkages through such measures as broadband/Telco cabling and the identification of mobile tower sites.*

Public advertising has now closed and the purpose of this report is for the Joint Commissioners to consider the submissions received and to adopt Amendment No 21 as final, without modification.

DETAILS

Proposed Zoning

Formulation of a Structure Plan is required under DPS2 in order to support an application for rezoning of a site to “Urban Development”. The applicant is currently formulating a Structure Plan over the site. The objectives of the “Urban Development” zone are to designate land for future urban development and to provide for the orderly planning and redevelopment of larger areas of land for residential and associated purposes in an integrated manner, through a comprehensive Structure Plan process.

A Structure Plan sets out the development requirements for a particular parcel of land and includes provisions such as density, building height, scale, setbacks and form, and associated criteria such as car parking and access and retaining walls.

Under clause 3.12.2 of DPS2, no subdivision or other development is to commence on land so zoned “Urban Development” until a Structure Plan has been prepared and adopted under Part 9 of DPS2. A Structure Plan over the subject land will be initiated as a separate process at a later stage.

Statutory Provision:

Section 7 of the Town Planning and Development Act 1928 (as amended) together with Town Planning Regulations 1967 enable local authorities to amend a Town Planning Scheme and sets out the process to be followed (Attachment 3).

Consultation:

The Town Planning Regulations 1967 require the Amendment to be advertised for a period of forty-two (42) days. The required advertising, consisting of notification of all adjoining landowners, two (2) signs being erected on the site and a notice being placed in The West Australian on 5 May 2004 and the Joondalup Community newspaper on 6 May 2004, has been undertaken and closed on 17 June 2004. In this instance, given that the site is bounded by four roads and a public access way (PAW), adjoining landowners was taken to include all landowners located immediately opposite the site on the four streets bordering the site, and owners of properties on the opposite side of the PAW at the south-east corner of the site.

Under Section 17 (2) of the Town Planning Regulations 1967, Council shall consider all submissions received during the advertising period (Attachment 4). After consideration of all submissions, the Council shall either resolve to not proceed or to adopt the amendment, with or without modification, and to submit three copies to the Western Australian Planning Commission for final adoption and endorsement.

Upon closure of the public advertising period on 17 June 2004, a total of 25 submissions were received, 6 of which were in support of the Amendment, 12 objected and another 7 raised no particular opinion, however provided comments with respect to the Amendment. The major reasons for objection relate to the loss of bushland and coastal dunes, as well as habitat for animals and birds. A number of the submissions set out requirements for the development of the site in the event that the Amendment is adopted as final and some submissions, particularly those from local environmental groups, provided extensive environmental information relating to the site.

The City's detailed responses to the submissions are set out in Attachment 4. The requirements for the development of the site stated within the submissions are appropriately addressed at the Structure Plan stage. The City is working closely with the applicant and the developer in this regard and the matters raised within the submissions relating to built form outcomes will be taken into consideration by the City with regard to the future Structure Plan application over the subject site.

In accordance with the Joint Commissioners' previous resolution relating to the initiation of Amendment No. 21 for the purposes of public advertising, the developers submitted a comprehensive Consultation Plan (the Plan) to the City involving the community and stakeholders. This Plan is separate from the City's consultation that is a statutory requirement once the Structure Plan is submitted to the City and adopted by the Joint Commissioners for the purposes of advertising. Amongst the actions within the Plan are public meetings that were advertised in the local community newspaper (Wanneroo and Joondalup Times), together with focus groups. All actions within the Plan have now been completed and the City expects to receive a preliminary Structure Plan for comment shortly. If this preliminary Structure Plan is acceptable, it will form the basis of the formal Structure Plan submission to the City.

In summary, the situation remains that the City is statutorily required to amend DPS2 to rezone the subject site to a zone consistent with the MRS amendment that rezoned the land to "Urban".

Strategic Implications:

The proposed rezoning of the subject site would enable the development of a variety of housing forms in line with the City's Strategic Plan.

Sustainability Implications:

Potential development of the subject portion of Lot 9016 land has been a sensitive environmental issue for over 5 years, particularly in view of the land being identified within the Bush Forever plan as having ecological, scientific and coastal value. Extensive discussions about these issues have taken place between environmental groups, local communities, the City, the Department of Environment and the Minister for Environment.

The resulting area of land and the zoning in the recent MRS amendment are the result of these discussions and the City is now required to adopt a zoning consistent with the MRS zoning to enable development of the land.

COMMENTS

Applying an "Urban Development" zoning to the site enables a more holistic approach to a large tract of land than applying a "Residential" zone because it requires the provision of a Structure Plan that sets out all particular development requirements for the subject lots. Specifically, clause 3.12.2 of DPS2 under clause 3.12, The Urban Development Zone states that no subdivision or other development should be commenced or carried out in an Urban Development Zone until a structure plan has been prepared and adopted under the provisions of Part 9 of the Scheme. No such provisions have been included under clause 3.4, relating to the Residential zone. The result is a more transparent process to better inform the surrounding affected landowners about the intended development of the site.

Residential density provisions following a scheme amendment to rezone land to "Urban Development" have generally been applied at the Structure Plan stage rather than through the Scheme amendment process. This may mean that the density code applicable to the subject land is removed as part of the Scheme amendment process, leaving the land uncoded, a situation that has previously raised concern with the Joint Commissioners. (CJ064-03/04 refers).

The subject land is currently "Rural" zoned land over which no density applies. There is therefore no need to remove any density coding through Amendment No. 21.

Conclusion

Public advertising of Amendment No 21 has closed and, whilst there were several submissions, the issues raised relate either to loss of bushland and coastal dunes, as well as habitat for animals and birds, and therefore an ultimate desire to leave the land in its natural state. Other issues raised are relevant to, and will be addressed in, the future Structure Plan for the site.

Rezoning of Portion of Lot 9016 under DPS2 is required further to the rezoning of the site under the MRS. The "Urban Development" zoning proposed within Amendment No 21 is consistent with the MRS zoning and also enables the Joint Commissioners to require the preparation and implementation of a Structure Plan for the site.

In view of the statutory requirement to rezone the land, adoption of Amendment No 21 without modification is therefore recommended.

ATTACHMENTS

Attachment 1	Site Plan for Lot 9016
Attachment 2	Proposed Amendment Plan
Attachment 3	Scheme Amendment Process
Attachment 4	Summary of Submissions

VOTING REQUIREMENTS

Simply Majority

RECOMMENDATION

That the Joint Commissioners:

- 1 Pursuant to Town Planning Regulations 17 (2), ADOPT Amendment No 21 to the City of Joondalup District Planning Scheme No 2 for the purposes of rezoning the portion of Lot 9016 (500) Burns Beach Road, Burns Beach from “Rural” to “Urban Development” as final, without modification;**
- 2 NOTE the submissions received and advise the submitters of the Joint Commissioners’ decision;**
- 3 AUTHORISE the affixation of the common seal to, and endorse the signing of, the amendment documents.**

Appendix 8 refers.

To access this attachment on electronic document, click here: [Attach8brf130704.pdf](#)

ITEM 13 PROPOSED AMENDMENT NO 26 TO DISTRICT PLANNING SCHEME NO 2 TO REZONE FROM ‘MIXED USE’ TO ‘RESIDENTIAL’ AND RECODE FROM R20 TO R40 - LOT 143 ELWOOD COURT AND LOT 1 AND LOT 2 EDDYSTONE AVENUE, CRAIGIE – [73558]

WARD - Pinnaroo

PURPOSE

The purpose of this report is to seek the Joint Commissioners’ consent to initiate Amendment 26 to District Planning Scheme No 2 (DPS2) for the purpose of public advertising (Attachment 1).

EXECUTIVE SUMMARY

Lot 143 Elwood Court and Lots 1 and 2 Eddystone Avenue, Craigie are currently zoned ‘Mixed Use’, with a density code of R20 (Attachment 1). An application has been received by the City to rezone the lots to ‘Residential’ and apply a density code of R40 (Attachment 2), to facilitate the future development of 14 grouped dwellings upon the lots (Attachment 3).

The current ‘Mixed-use’ zoning allows the City to consider grouped dwelling development as a discretionary (‘D’) use under clause 6.6.2 of DPS2. Rezoning the land to ‘Residential’ will allow future grouped dwelling development upon the subject lots to be considered as a permitted (‘P’) use under DPS2.

Lot 143 Elwood Court and Lot 1 Eddystone Avenue Craigie are currently vacant whilst the existing Craigie Medical Centre is located on Lot 2 Eddystone Avenue, Craigie. The Craigie Plaza Shopping Centre is located directly opposite the lots that are subject to the proposed amendment.

The development of residential dwellings will assist in maximising use of public transport and other Community facilities that are available in close proximity to the site. This promotes environmental and economic sustainability.

It is recommended that the Joint Commissioners:

- 1 *Pursuant to Section 7 of the Town Planning and Development Act 1928, AMEND the City of Joondalup District Planning Scheme No 2 for the purpose of rezoning Lot 143 Elwood Court, and Lots 1 and 2 Eddystone Avenue, Craigie from ‘Mixed-Use’, with a Density code of R20 to ‘Residential’, with a density code of R40 for the purpose of advertising for a period of 42 days.*
- 2 *Prior to the advertising period commencing, FORWARD the proposed amendment to the Environmental Protection Authority in order to decide if an environmental review of the site is required.*

BACKGROUND

Suburb/Location:	Lot 143 Elwood Court and Lots 1 & 2 Eddystone Avenue, Craigie
Applicant:	Andrew Pawluk, Town Planning Consultants on behalf of IA Investments Pty Ltd.
Owner:	Wong Investments Pty Ltd
Zoning:	DPS: Mixed-Use
	MRS: Urban
Coding:	R20
Strategic Plan:	Strategy 3.3.1 – Provide residential living choices.

The existing Craigie Medical Centre is located on Lot 2 Eddystone Avenue, with Lots 143 Elwood Court and Lot 1 Eddystone Avenue being vacant. Apart from the Craigie Plaza Shopping Centre located immediately opposite Lot 2 Eddystone Avenue, the subject lots are surrounded by existing residential development at a low (R20) density.

The applicant considers that development of both lots for ‘Mixed-Use’ related purposes is not practical on the basis that the existing centre is large enough to service the commercial needs of the surrounding area and a number of tenancies within the Craigie Plaza Shopping Centre have remained vacant for some time. The applicant considers that close proximity of competing centres in Beldon and Belridge City negate the need for the further development of mixed use and retail development upon the subject lots.

The landowners have further justified the proposal on the basis that the rezoning and future development of the land for grouped dwellings is in keeping with the Liveable Neighbourhoods Community Design Codes, a ‘new urbanism’ policy initiative of the State government. The Liveable Neighbourhoods Community Design Codes seek to promote a range of higher residential densities close to commercial centres in order to improve the economic viability of these commercial centres by increasing patronage.

DETAILS

An application has been received to rezone Lot 143 Elwood Court and Lots 1 and 2 Eddystone Avenue, Craigie from ‘Mixed-Use’ to ‘Residential’ and the residential density allocated to the land being increased from R20 to R40 (Attachment 2). The proposal seeks to facilitate the future development of 14 single storey grouped dwellings (see Attachment 3).

The subject site is proposed to be rezoned for residential purposes, as development for ‘Mixed-Use’ related purposes is not considered to be a practical option by the applicant on the basis that the existing commercial centre opposite the subject site is large enough to service the needs of the surrounding area and that a number of tenancies in this centre has been vacant for some time. Although grouped dwelling development may be considered under the existing ‘Mixed-Use’ zoning at the City’s discretion, the applicant is seeking to rezone the land to Residential so that future grouped dwelling development upon the site is a use that is permitted.

The applicant states that the development of the subject site for residential purposes is a practical alternative use of the site as the site is well placed to take advantage of the commercial facilities provided by the centre itself and the public transport and other community services available in close proximity to the site.

The applicant also states that the proximity of the proposed residential development to the Craigie Plaza Shopping Centre would benefit the adjoining centre by providing passive surveillance and additional patronage.

The proposed rezoning would be striking an accord with the Liveable Neighbourhoods Community Design Code by promoting a mix of housing types, lot sizes and densities in areas close to neighbourhood and town centres (See R13 ‘Mix of Lot Sizes’ under Element 1 – Community Design).

Statutory Provision:

Section 7 of the Town Planning and Development Act 1928 (TPD Act 1928) together with Town Planning Regulations 1967 enable Local Authorities to amend a Town Planning Scheme and sets out the process to be followed (Attachment 4).

Consultation:

The Town Planning Regulations 1967 require the amendment to be advertised for a period of forty two (42) days. All adjoining landowners to the subject land would be notified in writing, a sign erected on the site and a notice placed in the Joondalup Community newspaper. The landowners of the adjoining Craigie Plaza Shopping Centre shall also be notified in writing of the proposal.

Sustainability Implications:

The rezoning will facilitate the development of 14 medium density dwellings. The development of medium density housing is considered appropriate given the location of the subject site in close proximity to the Craigie Plaza Shopping Centre and community facilities. The development will increase the number of people living within walking distance of the shopping centre and will assist in providing greater patronage. This accords with Strategy 3.3.1 ‘Provide Residential Living Choices’ of the City’s Strategic Plan and the state government policy – Liveable Neighbourhoods Community Design Code.

COMMENT

The amendment seeks to facilitate the development of 14 medium density dwellings over all three lots, two of which have been vacant for some time. Given the current combined lot size and R20 density code, a total of nine (9) grouped dwellings could be hosted upon the site. Under the proposed R40 density code, a total of eighteen (18) grouped dwellings could be hosted upon the site.

The R40 density code proposed for the land represents a ‘doubling’ of housing density that currently applies to the site and to land in the immediate locality generally. However, the form and configuration of the 14 grouped dwellings proposed for the site (as shown in Attachment 3) are of a similar scale and type to existing development prevailing within the surrounding area (predominantly single storey brick and tile detached dwellings with 3 bedrooms and 1 bathroom).

The built form outcome ultimately proposed for the site is not expected to be substantially different to that already prevailing within the immediate locality, thus the increase in residential density sought by the applicant and resulted built form outcome is not expected to adversely impact upon existing residential amenity. Furthermore, the applicant/landowner is

not proposing to redevelop the site in order to achieve the maximum number of dwellings permissible under the proposed R40 residential density code (eg 14 dwellings proposed in lieu of 18 permissible).

With respect to the proposed rezoning from ‘Mixed Use’ to ‘Residential’, the rezoning of the land is supported as the future use of the land is for residential purposes. Proper and orderly planning principles dictate that the zoning applied to land should closely align to the use of the land. Furthermore, the development proposed for the land can be considered by the City on either the current ‘Mixed Use’ zoning or proposed ‘Residential’ zoning. Subject to the development application complying with the provisions contained within the Residential Design Codes of WA 2002, an approval is likely to be granted by the City, whether or not the use class under DPS 2 is permitted (‘P’) or discretionary (‘D’). There is therefore no implications with respect to permissibility of the residential landuse and form of future development proposed for the site, as a development application would need to be made to the City for its approval irrespective of the class of development being discretionary or permitted.

It is anticipated that the Craigie Plaza Shopping Centre will benefit as a result of the subject site being developed for residential purposes, as it will create additional demand for retail services. The development of all three lots for residential purposes is expected to take advantage of public transport, community services and retail facilities that are available in close proximity to the site, which promotes environmental and economic sustainability.

It is recommended that the Joint Commissioners initiate and adopt the proposed amendment to DPS2 for the purpose of public advertising for a period of 42 days.

ATTACHMENTS

Attachment 1	Proposed Amendment No26 to District Planning Scheme No2 Zoning map
Attachment 2	Proposed Amendment No26 to District Planning Scheme No2 R Code map
Attachment 3	Site plan for future 14 grouped dwelling development upon the subject land
Attachment 4	Town Planning Scheme Amendment process flowchart

VOTING REQUIREMENTS

Simple Majority

RECOMMENDATION

That the Joint Commissioners:

- 1 pursuant to Section 7 of the Town Planning and Development Act 1928, AMEND the City of Joondalup District Planning Scheme No 2 for the purpose of rezoning Lot 143 Elwood Court, and Lots 1 and 2 Eddystone Avenue, Craigie from 'Mixed-Use', with a density code of R20 to 'Residential', with a density code of R40 for the purpose of advertising for a period of 42 days;
- 2 prior to the advertising period commencing, FORWARD the proposed amendment to the Environmental Protection Authority in order to decide if an environmental review of the site is required.

Appendix 9 refers.

To access this attachment on electronic document, click here: [Attach9brf130704.pdf](#)

ITEM 14 PROPOSED AMENDMENT NO 27 (MODIFICATIONS TO SCHEDULE 3 OF DISTRICT PLANNING SCHEME NO 2) – LOTS 1, 7, 8, 9 AND 10 WHITFORDS AVENUE/TRAPPERS DRIVE, WOODVALE - [83561]

WARD - Lakeside

PURPOSE

The purpose of this report is to seek the Joint Commissioners' consent to initiate public advertising of Amendment 27 to District Planning Scheme No 2 (DPS2) in order to rectify an anomaly identified in processing Amendment 1 to DPS2.

EXECUTIVE SUMMARY

The reason for the amendment is to rectify an anomaly identified in the processing of Amendment 1 to DPS2 in order to facilitate the inclusion of all 'Commercial' zoned lots comprising the Woodvale Centre into Schedule 3 of DPS2 and to allocate marginal retail floorspace increases to each of these lots.

Schedule 3 of the City's DPS2 sets out retail floorspace (nett lettable area) limits for all 'Commercial' and 'Centre' zoned lots.

The Joint Commissioners at their meeting on 17 February 2004 (CJ026 – 02/04 refers) resolved to grant final approval to Amendment 1 to DPS2. The purpose of Amendment 1 was to facilitate the expansion of the existing Woodvale Boulevard Shopping Centre on Lot 6 Whitfords Avenue and portion of Lot 3 Trappers Drive, Woodvale. The Western Australian Planning Commission (WAPC) has since granted final approval to Amendment 1.

As part of the Joint Commissioners' resolution to grant final approval to Amendment 1, the landowners of Lots 1, 6, 7, 8, 9 and 10 Trappers Drive/Whitfords Avenue, Woodvale were requested to provide the City with current floor plans and retail floorspace (NLAm²) figures for existing development upon each of these lots. The landowners were also requested to advise the City of their future intentions with respect to retail floorspace expansion to enable the City to undertake a review of retail floorspace allocation, with the view to including these lots in Schedule 3 of DPS2. Upon finalisation of this, the restrictive covenant on Lots 6, 8, 9, 10 and 11 would be lifted.

The City has subsequently received information from the landowners of Lots 1, 7, 8, 9 and 10 and has undertaken a review of retail floorspace allocation for these lots utilising the Department for Planning and Infrastructure's 2001/2002 landuse and employment survey data.

The proposed Amendment therefore seeks to include Lots 1, 7, 8, 9 and 10 into Schedule 3 of DPS2 and allocate marginal retail floorspace increases for each of these lots.

It is therefore recommended that the Joint Commissioners:

- 1 Pursuant to Section 7 of the Town Planning and Development Act 1928 AMEND the City of Joondalup's District Planning Scheme No 2 for the purpose of modifying Schedule 3 (Commercial and Centre Zones) by: including the following lots and*

corresponding retail floorspace NLA(m²) figures under the Columns headed 'Description of Centre and Commercial Zones' and 'NLA(m²)' respectively for the Woodvale (Woodvale Boulevard) locality;

Lot 1 (941) Whitfords Avenue - 200

Lot 7 (3) Trappers Drive - 200

Lot 8 (1) Trappers Drive - 600

Lot 9 (937) Whitfords Avenue - 540

Lot 10 (933) Whitfords Avenue - 300

- 2 *ADOPT Amendment No 27 accordingly for the purpose of public advertising;*
- 3 *FORWARDS Amendment 27 to the Western Australian Planning Commission for its consent to advertise.*
- 4 *Upon written receipt of the Western Australian Planning Commission's consent to advertise Amendment 27 and prior to the advertising period commencing, FORWARD the proposed Amendment to the Environmental Protection Authority in order to decide if an environmental review of the proposed amendment is required.*

BACKGROUND

Suburb/Location: Woodvale Boulevard Centre, Corner Whitfords Avenue and Trappers Drive, Woodvale
Applicant: City of Joondalup
Owner: Various Landowners
Zoning: **DPS:** Commercial
MRS: Commercial
Strategic Plan: No relevant strategy in Strategic Plan

The Joint Commissioners at their meeting on 17 February 2004 (CJ026 – 02/04 refers) resolved to:

- 1 *RESCIND that part of Point 2 of Council's resolution of 29 April 2003 to report CJ097 – 04/03, viz:*

“ADVISE the proponent to arrange for a legal agreement, dated 14 May 1992, between Foodland Property Holdings Pty Ltd and the City of Wanneroo and other parties, with respect to Lot 6 Whitfords Avenue, Woodvale, to be modified during the advertising period, to enable the proposed expansion of the supermarket to occur. The legal document shall be modified at the proponent's expense to the satisfaction of the City.”

And replace the above resolution with the following amended wording:

“ADVISE the proponent to arrange for a legal agreement, dated 14 May 1992, between Foodland Property Holdings Pty Ltd and the City of Wanneroo and other parties, with respect to Lot 6 Whitfords Avenue, Woodvale, to be modified prior to the Hon Minister for Planning and Infrastructure's final approval being granted to Amendment 1, to enable the proposed expansion of the supermarket to occur. The legal document shall be modified at the proponent's expense to the satisfaction of the City.”

- 2 *Pursuant to Town Planning Regulations 17 (2) ADOPT Amendment 1 to the City of Joondalup District Planning Scheme No 2 without modification;*
- 3 *AUTHORISE the affixation of the Common Seal to, and endorse the signing of, the amendment documents;*
- 4 *NOTE all submissions received during the advertising period;*
- 5 *ADVISE all persons who made submissions of Council's decision accordingly;*
- 6 *REQUEST that the landowners of Lots 1, 6, 7, 8, 9 and 10 Trappers Drive/Whitfords Avenue, Woodvale provide the City with current floor plans and retail floor space (NLAm²) figures for existing development upon each of the abovementioned lots, together with the above landowners advising the City of their future intention with respect to retail floor space expansion so that the City can undertake a review of retail floor space allocation with the view to including these lots in Schedule 3 of District Planning Scheme No 2. Upon finalisation of this, the restrictive covenant on Lots 6, 8, 9 10 and 11 will be lifted.*

The City's DPS2 includes retail floorspace limits for centres, with these limits shown within Schedule 3. The limits are intended to guide retail expansion of new and existing centres and to allocate a hierarchy of centres across the City.

When DPS2 was developed, the retail floorspace limits contained within Schedule 3 were often applied to specific commercial development upon specific lots within the centre. For the Woodvale Centre, there is a retail floorspace limitation of 7650m² on Lot 6 that hosts the existing Woodvale Boulevard shopping centre, however other lots comprising the entire centre are not listed.

Given the 'Commercial zoning of these other lots, retail (shop) landuse proposals can be considered upon these lots which in turn contributes to the function of the entire centre. The proposed amendment seeks to acknowledge this by allocating a retail floorspace restriction for those lots within the Woodvale centre that are not currently included within Schedule 3 of DPS2.

It should be noted that some the lots that comprise the Woodvale centre have an existing restrictive covenant upon their title that restricts retail floorspace to a specified amount. The current retail floorspace restriction applicable to each lot is listed within the table below. Restrictive covenants were placed upon the certificate of title for these lots to ensure retail floorspace allocation was controlled when the land was first developed, approximately 10 years ago.

DETAILS

Location & Landuses/Development

The entire Woodvale Centre is located on the north west side of the intersection of Trappers Drive and Whitfords Avenue, Woodvale (Attachment 1). The following lots and corresponding landuses/development comprise the entire Woodvale centre;

- Lot 1 – BP Service station and workshop
- Lot 6 – Woodvale Boulevard Shopping Centre
- Lot 7 – Woodvale Park Medical Centre
- Lot 8 – Liquorland, Thai restaurant and Income Tax Professionals
- Lot 9 – Kingsley Woodvale Medical Centre (Former Pizza Hut restaurant)
- Lot 10 – Red Rooster

Proposal

It is proposed that Lots 1, 7, 8, 9 and 10 be included within schedule 3 of DPS2 and a retail floorspace restriction be applied to each lot, as these lots all have a ‘Commercial’ zoning under DPS2.

Clause 3.7.2 of DPS2 states that all land in the commercial zone shall specify a maximum retail net lettable area (NLA) which relates to floor area. The maximum NLA shall be included in Schedule 3 of this Scheme and shall bind the development of the land to no more than the area specified.

Lot 6 (the Woodvale Boulevard Shopping Centre) is currently included within Schedule 3 of DPS2, which has a retail floorspace restriction of 7650m² that was allocated to this lot through Amendment 1 to DPS2.

Adjoining Lot 11 is zoned ‘Business’ and has a retail floorspace restriction of 200m² in accordance with the definition of a ‘shop’ under DPS2, which was facilitated by Amendment 10 to the City’s DPS2. Lot 11 is therefore not included within the proposed amendment as retail floorspace for this lot is restricted in accordance with the definition of a ‘shop’ under DPS2.

The following table sets out existing retail floorspace restrictions, DPI retail survey figures, landowner’s request for retail floorspace increase and recommended changes to retail floorspace restrictions for all lots comprising the Woodvale centre;

1	2	3	4	5	6	7
Lot No	Area of lot	Existing retail limitation (legal agreement/ Schedule 3 of DPS2)	DPI Survey 01/02 floor space figures ^ Existing retail NLA	Lot owner’s requested retail NLAm ²	Recommended retail NLA limit within Schedule 3 of DPS2	Retail Floorspace (NLAm ²) increase (Column 6 minus (-) Column 3)
1	3626m ²	Nil/None	120m ²	200m ²	200m ²	200m ²
6	26865m ² existing + 354m ² (proposed expansion)	7650m ² (Amendment 1 to DPS2)	4800m ²	7650m ² (Amendment 1 to DPS2)	Nil – 7650m ² already allocated within Schedule 3 through finalisation of Amendment 1 to DPS2	Nil

7	1934m ²	Nil/None	84m ²	Not stated	200m ²	200m ²
8	1661m ²	300m ²	499m ²	650m ²	600m ²	300m ²
9	2200m ²	180m ²	540m ²	Not stated	540m ²	360m ²
10	1200m ²	70m ²	240m ²	300-350m ²	300m ²	230m ²
Total	37840m²	8200m²	6283m²	8800-8850m²	9590m²*	1290m²

Notes:

- * The entire Woodvale Boulevard Centre is identified within the City's Centres Strategy as a Small Town Centre with a maximum retail NLA of 10,000m².
- # Recommended NLA increase for each lot based on landowners request, capability of existing commercial buildings to accommodate retail floorspace increases and ultimate limitation of 10,000m² NLA for the centre. Where the lot owner's request for retail floorspace increases has not been stated, the DPI survey 01/02 figure and/or DPS2 convenience store definition which limits retail NLA to 200m² has been applied.
- ^ DPI Survey 01/02 floor space figures includes retail and vacant floor areas only.

The above figures exclude non retail type landuses located within the centre that were identified within the DPI 01/02 survey, such as professional offices, medical practitioners and banking institutions, and as such, the figures identified above vary to those previously reported to the Commissioners in considering Amendment 1 to DPS2.

Retail floorspace figures alter over time due to such factors such as office type landuses changing to retail (shop) type landuses. In essence, as the lots comprising the centre are zoned 'Commercial', a myriad of various landuses can potentially be hosted within the centre, not just retail (shop) landuses.

The recommended retail floorspace increases in the above table are considered marginal. The retail floorspace increases recommended (#) are based on the capacity of existing development on each lot to be used entirely for retail (shop) type landuses in the future. Recommended NLA increases for each lot are also based on the capability of existing commercial building's to accommodate retail floorspace increases and the ultimate retail floorspace limitation of 10,000m² NLA for the centre that is applicable under the City's Centres strategy. Where the lot owner's request for retail floorspace increases has not been stated, the DPI survey 01/02 figure and/or DPS2 convenience store definition, which limits retail NLA to 200m², has been applied.

It should be noted that the maximum retail floorspace restriction proposed is unlikely to be achieved unless existing buildings are demolished or redeveloped (extended) and additional car parking provided to satisfy DPS2 requirements for any development seeking to create additional retail floorspace in the future.

Relevant Legislation

Section 7 of the Town Planning and Development Act 1928 (TPD Act 1928) enables Local Authorities to amend a Town Planning Scheme. Section 7A1 of TPD Act 1928, requires the proposed amendment to be forwarded to the Environmental Protection Authority (EPA), to enable the EPA to conduct an assessment for environmental issues should this be considered necessary.

Once comment has been received from the EPA and provided an environmental assessment and review is not requested, the proposed amendment is required to be advertised for public comment. This process is pursuant to section 7A2 of the TPD Act 1928 and section 25 (fb) of Town Planning Scheme Regulations 1967, with a 42 day advertising period (refer Attachment 2).

One of the criteria of a local Government advertising an amendment is that the Amendment must be consistent with any Statement of Planning Policy prepared under Section 5AA of the Act. The WAPC's Statement of Planning Policy No 9 is such a policy. Given the combined retail floorspace increase (9590m²) proposed under Amendment 27 are in excess of the retail floorspace allocated to neighbourhood centres under the WAPC's policy (4500m²), the proposal may be inconsistent with this policy in which case the WAPC's consent to advertise the amendment is required.

Relevant Policies

The Western Australian Planning Commission (WAPC's) Statement of Planning Policy No 9 – Metropolitan Centres Policy Statement for the Perth Metropolitan Area (MCPSPMA)

The purpose of the WAPC's Statement of Planning Policy No 9 – Metropolitan Centres Policy Statement for the Perth Metropolitan Region is to provide a broad regional planning framework to coordinate the location and development of retail and commercial activities in the metropolitan region. A key guideline is the control of retail floor space. Retail or shopping centres are assigned maximum floor areas in the interests of protecting adjoining amenity and the viability of the centres themselves. Centres, for example, can be described as "neighbourhood", "district" or "strategic" centres.

The Woodvale centre is not identified within Policy No. 9 as a District Centre. Accordingly, the centre could be assumed to be a neighbourhood centre for the purposes of determining where the Woodvale centre sits in the hierarchy of centres within the Perth Metropolitan area. The recommended floor area for neighbourhood centres is 4500m².

The WAPC's approval would be required if the centre exceeded 4500m² of net lettable area unless the size of the centre was consistent with a strategy approved by the WAPC.

City of Joondalup Centres Strategy

The City's Centres Strategy fulfils the purpose of a local planning strategy and Council resolved to modify and adopt the Centres Strategy as a planning policy at its meeting on 28 November 2000. It should be noted, however, that at the meeting of 23 July 2002, Council resolved to review the City of Joondalup's Policy 3.2.8 – Centres Strategy.

Progress has been made with respect to the review of the City's Centres Strategy with the City recently obtaining the DPI's 01/02 land use and employment survey data. Under the City's current budget proposals, the review of the City's Centres Strategy (F805 – Commercial Centres Policy Review) has been allocated \$10,000. Given the funding allocated to the project, the City is currently assessing options with respect to the review.

The Woodvale Centre is classified as a small town centre within the City's Centres Strategy. The primary function of a small town centre is to provide weekly retail, service and community facilities. The types of retail facilities appropriate for Small Town Centres

include: minor discount department stores, supermarkets, speciality stores and convenience stores. A maximum floorspace of 10,000m² has been specified for the entire Woodvale Boulevard Centre in Policy 3.2.8 – Centres Strategy. The Strategy concludes:

“Implicit in the above statements is that expansion of commercial uses (of which retailing as defined in the Metropolitan Centres Policy (1999) is only a part) is a primary objective of this strategy and must be encouraged at all levels of the shopping centre hierarchy.”

“The basis for this recommended strategy is that the Council should be positive and proactive towards expanding the retail and commercial base in the City as a primary means of generating employment.”

COMMENT

The Western Australian Planning Commission (WAPC’s) Statement of Planning Policy No 9 – Metropolitan Centres Policy Statement for the Perth Metropolitan Area (MCPSMA)

Under this policy, the Woodvale Boulevard Centre is equivalent to a neighbourhood centre and accordingly the aggregate floor area should not exceed 4500m². Nevertheless, this policy clearly states that proposals in excess of the above floorspace guide may be supported subject to sufficient justification being provided. A key consideration for the WAPC is whether such a proposal would be consistent with the requirements of a relevant local planning strategy or commercial strategy.

It should be noted that Amendment 1 to DPS2 sought to increase the retail floorspace limitation upon lot 6 to over 4500m². The WAPC consented to this amendment being advertised, and subsequently granted final approval to the amendment, thus consenting to the expansion of the centre (7650m²) above its retail hierarchy limit (4500m²) stipulated within this Policy.

City of Joondalup Centres Strategy (Policy 3.2.8)

The proposal complies with all requirements of the City’s Centres Strategy (Policy 3.2.8). The expansion of the greater Woodvale Boulevard Centre (including the recent expansion of the supermarket within the Woodvale Boulevard Shopping Centre upon Lot 6 Whitfords Avenue and Lot 3 Trappers Drive, Woodvale) is consistent with the primary function of small town centres as defined in the policy. Furthermore, the proposal would result in the entire centre being permitted to develop a total net retail floor area of approximately 9590m², which is well within the floor space limit of 10000m² cited in the City’s Centres Strategy.

City of Joondalup District Planning Scheme No. 2 (DPS2)

It is also noted that Clause 3.7.3 of DPS2 provides for the floorspace figures contained within Schedule 3 to be varied by an Agreed Structure Plan for the centre locality. There is no Agreed Structure Plan for the Woodvale Boulevard Centre.

Conclusion

The proposed amendment seeks to rectify an anomaly identified through processing Amendment 1 to the City’s DPS2, where it was found that Lots 1, 7, 8, 9 and 10 were not contained within Schedule 3 of DPS2. The proposed amendment seeks to include these lots within schedule 3, and whilst doing so, allocates marginal retail floorspace increases for each

lot in accordance with the review undertaken by the City utilising the DPI's 01/02 survey data.

ATTACHMENTS

Attachment 1 District Planning Scheme No 2 zoning map and site plan

VOTING REQUIREMENT

Simple majority

RECOMMENDATION

That the Joint Commissioners:

- 1 Pursuant to Section 7 of the Town Planning and Development Act 1928 AMEND the City of Joondalup's District Planning Scheme No 2 for the purpose of modifying Schedule 3 (Commercial and Centre Zones) by including the following lots and corresponding retail floorspace NLA(m²) figures under the columns headed 'Description of Centre and Commercial Zones' and 'NLA(m²)' respectively for the Woodvale (Woodvale Boulevard) locality:**

Lot 1 (941) Whitfords Avenue - 200

Lot 7 (3) Trappers Drive - 200

Lot 8 (1) Trappers Drive - 600

Lot 9 (937) Whitfords Avenue - 540

Lot 10 (933) Whitfords Avenue - 300

- 2 ADOPT Amendment No 27 accordingly for the purpose of public advertising;**
- 3 FORWARD Amendment 27 to the Western Australian Planning Commission for its consent to advertise;**
- 4 Upon written receipt of the Western Australian Planning Commission's consent to ADVERTISE Amendment 27 and prior to the advertising period commencing, forwards the proposed Amendment to the Environmental Protection Authority in order to decide if an environmental review of the proposed amendment is required.**

Appendix 10 refers.

To access this attachment on electronic document, click here: [Attach10brf130704.pdf](#)

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ITEM 15 PROPOSED ROAD CLOSURE – LOT 82 (3R) MOLLOY PROMENADE, JOONDALUP – [20555]

WARD - Lakeside

PURPOSE

The purpose of this report is for the Joint Commissioners to consider the closure of approximately 509m² of road reserve between Molloy Promenade and Walsh Loop, Joondalup for the purpose of amalgamating this land into the adjoining Lots 3 and 6 Molloy Promenade, and Lots 4 and 72 Walsh Loop, Joondalup (See Attachment 1).

EXECUTIVE SUMMARY

On 4 February 2004, the City received a letter from the land owner of Lots 3 and 6 Molloy Promenade and Lots 4 and 72 Walsh Parade requesting to close the road reserve that adjoins these lots and to purchase the land from the Department of Land Information (DLI). It is intended that the road reserve will be amalgamated with the adjoining lots to create one large lot to facilitate future development of the land.

The Joint Commissioners at their meeting on 29 June 2004 supported a development application for the site (known as the ‘village’ development), with one of the conditions requiring the road reserve to be closed and amalgamated with the adjoining lots (CJ150-06/04 refers).

The City obtained comments from service authorities and the Department of Planning and Infrastructure (DPI) prior to publicly advertising the proposal.

The proposed road reserve closure is unlikely to create any adverse impact on vehicle and pedestrian manoeuvrability given that the development approved for the subject site addressed issues relating to vehicle access, pedestrian movement and car parking.

It is recommended that the Joint Commissioners:

- 1 *SUPPORT the closure of the road reserve, Lot 82 (3R) Molloy Promenade, Joondalup as shown in Attachment 1 to this Report;*
- 2 *COMMUNICATE their decision to the Department of Land Information and REQUEST that both the Department of Land Information and the Department for Planning and Infrastructure proceed in finalising the road closure.*
- 3 *NOTE the submission received and ADVISE the submitter of the Commissioner’s decision.*

BACKGROUND

Location:	Molloy Promenade, Joondalup
Applicant:	Proven Joondalup Pty Ltd
Owner:	Crown
Zoning	
DPS:	Centre Zone
MRS:	Central City Area
Strategic Plan:	Strategy 3.1.2 – Facilitate the safe design, construction and approval of all buildings and facilities within the City of Joondalup.

DETAILS

On 4 February 2004, the City received a letter from the land owner of Lots 3 and 6 Molloy Promenade and Lots 4 and 72 Walsh Parade, requesting to close the road reserve that adjoins these lots and to purchase the land from the DLI (Attachment 1). All of the lots are currently vacant and it is intended that once closed, the road reserve will be amalgamated with the adjoining lots to form one single land parcel. The amalgamation is necessary to allow for the site to be developed in accordance with the development plan proposed for the site (DA03/0296). This development proposal was considered and approved by the Joint Commissioners at its meeting on 29 June 2004 (CJ150-06/04 refers).

Road Closure Process

A request can be made to close a road reserve and amalgamate that land into an adjoining property. As part of this process, service authorities are requested to provide details of any service plant that is within the road reserve sought to be amalgamated and, if such infrastructure exists, the cost of relocation or provision of easements to protect and obtain access that infrastructure, should the need arise in the future. All costs and conditions associated with service plant modification are to be met by the applicant if closure is the outcome.

The proposal is also forwarded to the DPI for comment. If the service authorities and the DPI do not raise any objections and the applicant(s) have agreed to meet all associated costs and conditions, then the application can be advertised for public comment.

If Council supports a road closure application, all relevant documentation is forwarded to DLI with a request to formally close the road reserve. The Minister for Planning and Infrastructure makes the final decision on whether or not closure takes place.

Statutory Provision:

Under Section 58 of the Land Administration Act 1997, closure of a portion of road is required to be advertised for 35 days by way of a notice in a local newspaper. Any submissions received during the advertising period are to be considered by Council and if the closure is supported, all associated submissions are to be forwarded to the DLI. The DLI also requires other supporting documentation to be provided such as confirmation that the DPI has not objected to the proposal.

The DLI determines the purchase price to apply, arranges any easements and survey requirements and undertakes conveyancing. The purchase price is fixed by DLI in consultation with the Valuer General and is usually the unimproved market value of the land.

Consultation:

Comments have been sought from the DPI and the service authorities regarding this proposal. The DPI have advised it has no objection subject to favourable comments being received from service authorities and the land being developed in the manner indicated in development application DA03/0296.

Telstra, Western Power, Water Corporation and AlintaGas do not have any objections to the proposal. Telstra has advised that there are services that will need to be relocated should it be closed. Should the City support the closure, the applicant will be advised that there is a request from Telstra with respect to the relocation of their existing infrastructure at the time the lot is closed and a subdivision application is lodged with the Western Australian Planning Commission (WAPC) for its approval to amalgamate the subject lots.

The public advertising period took place between 6 May 2004 and 10 June 2004. A newspaper notice and map was placed within the Joondalup Community Newspaper on 6 May 2004, two signs were placed on site and a letter forwarded to Edith Cowan University for comment. At the close of advertising, one submission was received from ECU in favour of the proposal (Attachment 2).

Policy Implications:

Whilst the City does not currently have a defined road reserve closure policy, the DLI, formerly the Department of Land Administration (DOLA), has processes and guidelines to assist in the assessment of such road reserve closures.

Sustainability Implications:

The closure of the road reserve and its amalgamation with the adjoining lots is necessary to facilitate the future development of the site. The proposed development represents a significant investment into the City of Joondalup and is expected to assist in enhancing the status of Joondalup City Centre as a Regional Centre.

COMMENT**Assessment and Reasons for Recommendation**

The principal role of the road reserve is to accommodate vehicle and pedestrian movement to and from the lots that it immediately adjoins. As a development application has been approved over the entire landholding, the need for the road for public purpose has become redundant as a result of that approved development's design. Accordingly, closure of the road is unlikely to adversely impact vehicle and pedestrian manoeuvrability given that the development approved for the site addressed issues relating to vehicle access, pedestrian movement and car parking.

The DPI has indicated their support for the proposed road reserve closure subject to the approval of the development proposal for lots 4 and 7 Walsh Loop and Lots 3 and 6 Molloy Promenade which includes the road reserve. The Joint Commissioners at the meeting of 29 June 2004 (CJ150-06/04 refers) have approved the development proposal over the subject lots.

All responses received during the consultation period and from service authorities are in favour of the road reserve being closed. The issues concerning the relocation of Telstra infrastructure will be conditioned as part of the approval to amalgamate the road reserve with the adjoining lots and subsequently will be carried out by the new landowner at their expense should the road closure be supported.

It is recommended that the proposed road reserve closure be supported.

ATTACHMENTS

Attachment 1	Site Plan
Attachment 2	Summary of Submissions

VOTING REQUIREMENTS

Simple Majority

RECOMMENDATION

That the Joint Commissioners:

- 1 SUPPORT the closure of a road reserve, Lot 82 (3R) Molloy Promenade, Joondalup, as shown in Attachment 1 to this Report;**
- 2 COMMUNICATE their decision to the Department of Land Information and REQUEST that both the Department of Land Information and the Department for Planning and Infrastructure proceed in finalising the road closure;**
- 3 NOTE the submission received and ADVISE the submitter of the Commissioner's decision.**

Appendix 11 refers.

To access this attachment on electronic document, click here: [Attach11brf130704.pdf](#)

ITEM 16 NORTHERN DISTRICTS GYMNASTIC CLUB – [18171]

WARD - South Coastal

PURPOSE

This report is raised to address the request from the Northern Districts Gymnastic Club (NDGC) for the excision of land to build a purpose-built gymnastics facility within Percy Doyle Reserve located in Duncraig.

EXECUTIVE SUMMARY

The NDGC has submitted varying requests that the City of Joondalup provide either a parcel of land, a suitable facility, or a combination of both, for the purpose of providing a facility for the exclusive use for their club within Percy Doyle Reserve, Duncraig. There has not been a formal proposal submitted from the NDGC, despite the City's advice for the club to provide a needs analysis, tenure arrangements and financial contributions for any proposals. Despite being provided with information there has not been any progress by the club regarding the "Community Sport and Recreation Facilities Fund (CSRFF)" process or the City's own process for the provision of leisure facilities (refer Attachment 1 - "Leisure Facilities Capital Works Funding Policy").

Council, at its meeting of 26 September 1990 (refer item E10934), resolved to:

- 1 *Approve, in principle, the development of a dedicated gymnasium facility by Northern Districts Gymnastics Club on a regional recreation site in the City of Wanneroo;*
- 2 *Invite the Northern Districts Gymnastics Club to consider establishing a facility at the Sorrento Duncraig Recreational area subject to:*
 - (a) *Negotiation of a satisfactory lease;*
 - (b) *The Club meeting the cost of the gymnasium and contributing towards the cost of site works, parking and services.*

Following the completion of an Operation and Management Analysis of the Sorrento Duncraig and Ocean Ridge Leisure Centres, the Joint Commissioners, at their meeting of 27 April 2004 (refer Item CJ093-04/04), resolved to endorse the recommended proposal for the City to retain management and operations of Sorrento Duncraig and Ocean Ridge Leisure Centres.

This report recommends that the Joint Commissioners:

- 1 *NOTE the resolution of the former City of Wanneroo 1990, regarding the Northern Districts Gymnastic Club;*
- 2 *RESOLVE that any gymnastic facility development proposal only be considered at Percy Doyle Reserve, or any other site, following consideration of a detailed planning process that is inclusive of a Master Plan for the site, and the completion of the City's Leisure Plan and a Needs Analysis for Gymnastics;*

- 3 *ADVISE the Northern Districts Gymnastics Club of the formal process required in order to gain Council approval for the development of community / sporting facilities.*

BACKGROUND

In September 1988 NDGC forwarded a submission to the then City of Wanneroo for the construction of a facility to conduct a coordinated program of gymnastic activities. Council, at its meeting of 26 October 1998, resolved to establish a “Gymnastics Facility Steering Committee” to investigate:

- 1 *the possible locations for a dedicated gymnastic facility;*
- 2 *the possible sources of funding for the construction of the proposed facility;*
- 3 *the possible management structures for the proposed facility.*

In August 1990, NDGC applied to be included in the proposed development of the Wanneroo Water World site, now Craigie Leisure Centre, in Craigie. Council, at its meeting of 26 September 1990 (refer item E10934), considered this option, however resolved to:

- 1 *Approve, in principle, the development of a dedicated gymnasium facility by Northern Districts Gymnastics Club on a regional recreation site in the City of Wanneroo;*
- 2 *Invite the Northern Districts Gymnastics Club to consider establishing a facility at the Sorrento Duncraig Recreational area subject to:*
 - (a) *negotiation of a satisfactory lease;*
 - (b) *the Club meeting the cost of the gymnasium and contributing towards the cost of site works, parking and services.*

In July 1992 and May 1993, NDGC further confirmed their interest in the proposed gymnastics facility in the Sorrento / Duncraig area. However, due to the existing financial position of the club, progress of this project was not a viable option at that time. In June 2002, the City received a letter from the NDGC seeking Council to re-open the matter regarding the provision of land for the club to construct a dedicated gymnasium facility. The City’s Executive Management Team considered the club’s request and recommended that:

“the needs of the Northern Districts Gymnastic Club are considered in the City’s review of the leisure centres at Craigie, Sorrento/Duncraig and Ocean Ridge”.

The 2003 the City appointed CCS Strategic Management (CCS) to undertake an Operation and Management Analysis of the Sorrento Duncraig and Ocean Ridge Leisure Centres. The objective of this project was to investigate current management practices and performance, to identify future management and operational models and to make comparisons between the performance of these centres and similar facilities throughout the metropolitan area. This study incorporated the NDGC’s proposal to operate from the Sorrento Duncraig Leisure Centre. The key findings of this project were that:

- *“The proposed long-term strategy for reviewing the role and relevance of the leisure centres is to incorporate their future role in the development of a leisure plan for the City of Joondalup. A leisure plan would detail the City’s future strategic directions in*

the provision of leisure services, funding, facilities and policies for the next 5-7 years; and

- *Management of the facilities by the City is the option recommended as it provides the greatest potential for community access to the facilities whilst providing a broad range of programs and services that are specifically targeted to sections of the community to meet their expressed needs.”*

A report was then presented to the Joint Commissioners at the council meeting of 27 April 2004 (refer Item CJ093-04/04), with the resolution to:

- 1 *NOTE the Management and Operations report on Sorrento Duncraig and Ocean Ridge Leisure Centres as presented by CCS Strategic Management;*
- 2 *ENDORSE the proposal for the City to retain management and operations of Sorrento Duncraig and Ocean Ridge Leisure Centres;*
- 3 *NOTE that this arrangement be reviewed as part of the proposed Leisure Plan to be developed by the City.*

DETAILS

The NDGC is a not-for-profit affiliated club of Gymnastics WA. NDGC has been based in Balcatta, City of Stirling, for the last twenty-five years. The club have a commercial lease arrangement, within the City of Stirling, paying \$40,000 per year in rent. In May 2002, NDGC advised the City of Joondalup that its membership was over 550, with 53% or 292 of these members living in the City of Joondalup and 45% from City of Stirling. NDGC provides gymnastics activities at the community level for all ages and abilities. It also offers the opportunity for its members to compete at state, national and international competition level.

The City has received numerous letters from representatives of the NDGC with regards to facility requests. However, these requests have been varied in nature ranging from the acquisition of a parcel of land, to the provision of new facilities or existing facilities. NDGC has requested a facility with 1000sqm floor space for the exclusive use for their club within Percy Doyle Reserve, Duncraig, as the club have outgrown its present location. There has not been a formal proposal submitted from the NDGC detailing a needs analysis, tenure arrangements and financial contributions for any proposals. Additionally, there has not been any consideration by the club of seeking funding through the “Community Sport and Recreation Facilities Fund (CSRFF)” process or the City’s own process for the provision of leisure facilities (refer Attachment 1 - “Leisure Facilities Capital Works Funding Policy”).

The City regularly receives similar requests from a multitude of other community based clubs/organisations seeking funding for likewise proposals. It is therefore important that all clubs and community-based organisations are required to make submissions in accordance with the City’s current Leisure Facilities Capital Works Funding policy. It is also important that clubs seek funding in the first instance from the CSRFF programme managed by the Department for Sport and Recreation.

The concept of ‘exclusive use’ of facilities does not align with the principles of sound sport and recreation infrastructure planning, as described in the “Strategic Directions for Western Australian Sport and Recreation 2003 – 2005 (SD3)”. This document highlights that the provision of ‘joint use’ facilities forms an essential component with regards to the

sustainability of facilities. SD3 states that “sport and recreation planning needs to be incorporated into broader community infrastructure planning”.

Percy Doyle Reserve in Duncraig currently has multiple ‘stand-alone’ and/or ‘multi-use’ facilities, utilised by a wide range of community organisations, in or around the immediate vicinity. Table 1 and Attachment 2 depicts the above information:

Table 1

Number	Facility	Community Group/s	Tenancy Arrangement
1	Sorrento Duncraig Leisure Centre	General Public; Playgroups; Badminton; Basketball; Leisure course classes; Church group; Drama classes; Callisthenics; Ballet classes; Fitness classes.	
2	Duncraig Library	General Public	
3	Undercroft Bridge Clubroom	Undercroft Bridge Club	Lease
4	Mildenhall Senior Citizens Club	Duncraig Senior Citizens Club; Dance Schools; Community Health Groups; Scouts.	Permanent Hirer
5.	Duncraig Hall	Playgroup; Out of School Care group; Scouts; Guides.	Permanent Hirer
6	Duncraig Childcare Centre	Child care group	
7	Soccer Clubrooms	Sorrento Soccer Club	Lease
8	Tennis Clubrooms	Sorrento Tennis Club	Lease
9	Lawn Bowls Clubrooms	Sorrento Bowling Club	Lease
10	Football / Teeball Clubrooms	Sorrento Duncraig Junior Football Club; Wanneroo / Joondalup Teeball Club; Leisure Centre Courses; Private Functions.	Permanent Hirer Casual Hirer

The above table illustrates the result of ‘ad hoc’ facility planning within Percy Doyle Reserve over a number of years. Before constructing any additional facilities in this area, it would be prudent for the City of Joondalup to complete a thorough ‘Master Planning’ exercise. This

would assist Council in determining the future community needs and development of physical infrastructure, priority works, phases of development and possible management structures for Percy Doyle Reserve.

In addition to the proposed Master Plan, the City of Joondalup is currently in the process of compiling a Leisure Plan that will be part of the Community/Social Plan. The Leisure Plan will align to the City's Strategic Plan 2003-2008, Objective 1.3:

“To continue to provide services that meet changing needs of a diverse and growing community”.

The plan will be a working document that identifies the most pressing community/social needs of the Joondalup community and proposes strategies and processes to address these needs. Any new or additional proposals for the Percy Doyle Reserve will be within the 'Community Facilities' and "Sport and Recreation' specific target areas of the plan. A comprehensive consultation process based around the communities needs will be undertaken.

Policy Implications:

The current Council Policy 4.1.3- "Leisure Facilities Capital Works Funding" has the objective to:

“Provide a framework for the provision of funding for Capital works projects, which meets Council's strategic objectives in facilitating the provision of leisure facilities”.

This policy states that:

“The City of Joondalup is committed to the equitable allocation of Council resources for the purpose of developing community facilities. The assessment process that organisations enter into will ultimately provide a needs analysis and feasibility study that will ensure the project is well planned, managed and ultimately well used. This will then be assessed in light of other proposed projects to determine the maximum benefit for the community from Council's resources. In doing this, emphasis will be placed upon Council working in partnership with the community to ensure:

- *Efficient and cost effective use of Council resources.*
- *Efficient, streamlined and transparent decision-making.*
- *Council resources are allocated and developed according to community need.*
- *Duplication of services and facilities in communities is avoided.*
- *Wherever possible investigation into multiple uses of existing community resources is undertaken before allocation of Council owned or managed resources.”*

COMMENT

The City of Joondalup, in addition to the Northern Districts Gymnastic Club's request for facilities, has received similar requests from other organisations, such as scout groups and senior citizens clubs, to also develop areas of Percy Doyle Reserve for their own purposes. As a result of this, it is considered appropriate and essential that the City of Joondalup completes a comprehensive planning process in regards to the leisure needs of the community, incorporating any future proposals especially in the location of Percy Doyle Reserve, Duncraig. In doing so, a holistic review of the community's expressed leisure needs

and what is currently provided in the community can be developed. By undertaking this process the City will be in a position to make an informed decision about matching community needs with specific services, funding or facilities both now and in the future.

The City of Joondalup is aware that the state governing body for the sport of gymnastics, Gymnastics WA, has completed three (3) studies in relation to facility requirements. The first report relates specifically to the elite program stream of gymnastics, operating from Challenge Stadium. The second study addresses the Gymnastics WA State Headquarters facility. Both these studies have no direct implications for either the NDGC or the City of Joondalup. The third report also outlines requirements for a state centre gymnastics venue, as well as growth strategies for each metropolitan gymnastics region and illustrates some Facility Management options. As NDGC is incorporated within the “Coastal North” region, the following broad ‘Growth Opportunities’ are highlighted within this report:

- “Assistance from Gymnastics WA and Local Government in the development of a large gymnastic club (750 – 1000 members) in the Coastal North. Gymnastics WA to work with LGA and Club to facilitate expansion into larger facilities.
- Increasing number of clubs through linkage with Local Government.”

The report concludes with the following comment:

“Opportunities now exist with gymnastics clubs to create links with Local Government to facilitate the maximisation of usage through local small one/two court recreational centres. It is this model which will allow the sport to create its own future”.

The City of Joondalup however, has not been consulted throughout any gymnastics planning process, including the third study that has a potential ramification on LGA’s with the issue of facility provision.

The City’s Joint Commissioners have previously endorsed the proposal for the City to retain management and operations of the small one/two court recreational centres being Sorrento Duncraig and Ocean Ridge Leisure Centres.

It is considered that any associated actions in relation to a gymnastics’ facility proposal be deferred until a Gymnastics Needs Analysis is completed and the City’s Community/Social Plan and Percy Doyle Reserve Master Planning process is finalised.

ATTACHMENTS

Attachment 1 Policy 4.1.3 – Leisure Facilities - Capital Works Funding

VOTING REQUIREMENTS

Simple Majority

RECOMMENDATION

That the Joint Commissioners:

- 1 **NOTE** the resolution of the former City of Wanneroo 1990, regarding the Northern Districts Gymnastics Club;
- 2 **RESOLVE** that any gymnastic facility development proposal only be considered at Percy Doyle Reserve, or any other site, following consideration of a detailed planning process that is inclusive of a Master Plan for the site, and the completion of the City's Leisure Plan and a Needs Analysis for Gymnastics;
- 3 **ADVISE** the Northern Districts Gymnastics Club of the formal process required in order to gain Council approval for the development of community / sporting facilities.

Appendix 12 refers.

To access this attachment on electronic document, click here: [Attach12brf130704.pdf](#)

ITEM 17 NORTH METROPOLITAN REGIONAL RECREATION ADVISORY COMMITTEE - TERMS OF REFERENCE – [15142]

WARD - All

PURPOSE

To endorse the revised Terms of Reference that governs the North Metropolitan Regional Recreation Advisory Committee.

EXECUTIVE SUMMARY

The North Metropolitan Regional Recreation Advisory Committee (NMRRAC) promotes best practice in the communication, planning, management and development of community sport and recreation facilities and services.

It is recommended that the Joint Commissioners ENDORSE the revised Terms of Reference for the North Metropolitan Regional Recreation Advisory Committee forming Attachment 1 to this Report..

BACKGROUND

The North Metropolitan Regional Recreation Advisory Committee (NMRRAC) was formed approximately 10 years ago as an advisory group where member Councils would discuss issues and share information relating to sport and recreation. NMRRAC is an elected member committee currently comprising delegates from the City of Wanneroo, City of Stirling, Town of Vincent, Town of Bassendean, City of Swan, City of Bayswater, Shire of Mundaring and the City of Joondalup. The primary objective of this committee is to foster improvement in the planning and coordination of community facilities and to comment on regionally significant facility projects and grant applications.

Each local government authority is entitled to nominate one (1) delegate, who shall be an elected member of Council, and one (1) staff member to the committee. The City of Joondalup has been represented previously by a Councillor, however the Commissioners have chosen not to nominate for this committee. The City is currently being represented at NMRRAC meetings by the Acting Director of Planning and Community Development, but they do not have voting rights. In addition, senior officers from the member Councils are entitled to attend Advisory Committee meetings, form occasional sub-committees and hold separate meetings.

DETAILS

Since its formation, the scope of the North Metropolitan Regional Recreation Advisory Committee has expanded to include:

- Training and professional development for staff working within the industry;
- Lobbying the state government for greater support for the North Metropolitan region;

- Liaising with State Sporting Associations to enhance the sustainability of facilities and local sport; and
- Working with the Premier’s Physical Activity Taskforce to promote greater physical activity in the region.

The changing scope of this committee has lead to the revised Terms of Reference being drafted to better reflect the extent of responsibilities accepted. The new Terms of Reference provide a list of objectives to guide the direction of the committee and procedures for the conduct of committee meetings. The document lists the member authorities that comprise the committee and the guidelines for the management of meetings, including a standard meeting agenda.

The major project that NMRRAC is presently working on is the development of a Regional Recreation Plan to replace the Phillip Gray Report, 1998. The objective of this plan is to highlight the distribution of state, regional and district facilities within the north metropolitan area. This will enable the member authorities to implement local strategies and better plan for future recreation and sporting facility development.

COMMENT

The North Metropolitan Regional Recreation Advisory Committee provides member Councils with a valuable support network and opportunities to communicate and share information. The committee enables local government authorities to make educated decisions and focus on a comprehensive approach to sport and recreation facility and service provision within the north metropolitan region.

As the North Metropolitan Regional Recreation Advisory Committee is comprised of elected members, revising the Terms of Reference requires endorsement from all member Councils.

ATTACHMENTS

Attachment 1	NMRRAC Terms of Reference (revised)
Attachment 2	NMRRAC Terms of Reference (previous)

VOTING REQUIREMENTS

Simple Majority

RECOMMENDATION

That the Joint Commissioners ENDORSE the revised Terms of Reference for the North Metropolitan Regional Recreation Advisory Committee forming Attachment 1 to this Report.

Appendix 13 refers.

To access this attachment on electronic document, click here: [Attach13brf130704.pdf](#)

ITEM 18 MINUTES OF THE YOUTH ADVISORY COUNCIL MEETING – 16 JUNE 2004 – [38245]

WARD - All

PURPOSE

The purpose of this report is to present the unconfirmed minutes of the June Joondalup Youth Advisory Council meeting for noting by Commissioners.

EXECUTIVE SUMMARY

The Joondalup Youth Advisory Council met on 16 June 2004. The minutes of this meeting are attached for the attention of Commissioners. The recommendation is:

That the Joint Commissioners NOTE the unconfirmed minutes of the Joondalup Youth Advisory Council meeting held on 16 June 2004 forming Attachment 1 to this Report.

DETAILS

The minutes of this meeting held on 16 June 2004 are attached for the attention of Commissioners.

COMMENT

No action is required from these minutes

ATTACHMENTS

Attachment 1 Minutes of the Youth Advisory Council Meeting held on 16 June 2004

VOTING REQUIREMENTS

Simple majority

RECOMMENDATION

That the Joint Commissioners NOTE the unconfirmed minutes of the Joondalup Youth Advisory Council meeting held on 16 June 2004 forming Attachment 1 to this Report.

Appendix 14 refers.

To access this attachment on electronic document, click here: [Attach14brf130704.pdf](#)

ITEM 19 AMENDMENT 24 TO DISTRICT PLANNING SCHEME NO 2 - PROPOSED REZONING FROM LOCAL RESERVES 'PARKS AND RECREATION' TO 'URBAN DEVELOPMENT' – LOT 61 (NO 14) LEACH STREET, MARMION (FORMER CSIRO SITE) – [85558]

WARD - South Coastal

PURPOSE

The purpose of this report is for the Joint Commissioners to consider initiating Amendment 24 to District Planning Scheme No 2 (DPS2) for the purposes of public advertising (Attachment 2).

EXECUTIVE SUMMARY

Lot 61 (No 14) Leach Street, Marmion is a 2.1885 hectare parcel of land bounded by Leach Street to the west, Cliff Street to the east, Ozone Road to the north and Troy Avenue to the south (Attachment 1). The site was formally owned in freehold title by the Commonwealth Scientific and Industrial Research Organisation (CSIRO). The CSIRO disposed of the site in 2003 as it was surplus to their requirements and it was subsequently purchased by Marmion Estate Pty Ltd.

The site is reserved as Local Reserves “Parks and Recreation” under the City’s District Planning Scheme No 2 (DPS2) (Attachment 2) and “Urban” under the Metropolitan Region Scheme (MRS). A residential density code of R20 applies to the site.

The proposed amendment seeks to rezone the land to ‘Urban Development’ to facilitate the preparation of a structure plan to guide future redevelopment of the site for residential purposes.

The subject land was originally created as a Recreation Reserve and ceded free of cost to the Crown. The land had its Reserve status cancelled in 1974 by the State Government at the time. A private company now owns the land in freehold title, with no encumbrances on the title that limit use or development of the land. The proposed amendment does not seek to facilitate a built form outcome that is significantly different to that already prevailing within the immediate locality. No significant environmental, historical or traffic related issues have been identified.

Three key issues have been identified by some members of the local community with respect to the proposed rezoning of the site. These relate to public open space (POS) allocation for the site, local community requests for the City to retain the site as a park and reuse the buildings for community purposes and a suggested deficiency in POS provision throughout the suburb of Marmion caused by the proposed rezoning.

Public advertising of the proposal will ensure that all interested parties are given an opportunity to comment on the proposed amendment and will assist the City to gauge the level of community support for the rezoning of the land.

It is therefore considered appropriate that the Joint Commissioners:

- 1 *Pursuant to Section 7 of the Town Planning and Development Act 1928 (as amended), AMEND the City of Joondalup District Planning Scheme No 2 for the purpose of unreserving Lot 61 (14) Leach Street, Marmion from Local Reserves ‘Parks and Recreation’ and zoning it to “Urban Development” and ADOPT Amendment No 24 as suitable for the purpose of advertising for a period of 42 days;*
- 2 *FORWARD the amending documents to the Environmental Protection Authority to decide whether or not an environmental review is required and obtain the Environmental Protection Authority’s decision in writing prior to the advertising period commencing.*

BACKGROUND

The proposed amendment applies to land described as Lot 61 (14) Leach Street, Marmion which is a 2.1885 hectare parcel of land bounded by Leach Street to the west, Cliff Street to the east, Ozone Road to the north and Troy Avenue to the south. The site lies in an elevated coastal area, approximately 200 metres east of the Indian Ocean (refer Attachment 1). The central portion of the site was developed as a marine research facility for use by the CSIRO, with the remaining land to the north and south of the marine research buildings remaining vacant. The subject land is surrounded by single residential dwellings (predominantly two storey brick and tile construction) at a low (R20) residential density. A large area of public open space (Braden Park) is located immediately to the east of the subject land.

Suburb/Location:	Lot 61 (14) Leach Street, Marmion
Applicant:	Chappell and Lambert Pty Ltd
Owner:	Marmion Estate Pty Ltd
Zoning:	DPS: Local Reserves “Parks and Recreation”
	MRS: Urban
Strategic Plan:	Strategy 3.3.1 – Provide residential living choices.

Attachment 3 lists all previous planning and development applications lodged with both the City of Joondalup and former City of Wanneroo with respect to the site, together with a chronological list of all known planning, development and land tenure events associated with the site from its creation in 1939 to the present time (including all previous relevant Council resolutions pertaining to the site).

The landowner has undertaken preliminary public consultation with the local community in order to raise awareness of the proposal. The details of this consultation are summarised within the details section of this report.

The landowners also addressed the Joint Commissioners regarding a proposal to rezone and subsequently subdivide the site at the strategy session on 9 December 2003. The purpose of their presentation was to inform Commissioners of their intentions for development of the site in the event the City could expect to receive calls concerning the matter, and also in order to gauge acceptance of the proposal.

DETAILS

The subject land is currently zoned Local Reserves ‘Parks and Recreation’ under the City’s DPS2 and has a density coding of R20. The City’s DPS2 maps show both zoning and density coding on separate maps, unlike other Local Government Planning Scheme maps that show both zoning and coding information on the same map. The City’s DPS2 maps allocate a density code to all land, including road reserves and public open space.

An application has been made requesting the City to change the zoning the site to ‘Urban Development’ (proposed scheme amendment).

The purpose of the proposed amendment is to facilitate future subdivision of the site into approximately 39 residential lots, with an average lot size of 500m² in accordance with its current residential density code of R20. An indicative subdivision plan is shown in attachment 2, which outlines how the applicant generally intends to subdivide the site (refer Attachment 2).

The majority of future lots proposed front the four existing roads surrounding the site. The indicative subdivision plan also shows an internal east/west road that provides vehicular access to lots fronting this new road, whilst providing a pedestrian linkage from Braden Park to the east of the site to an existing Pedestrian Access Way (PAW) in Leach Street that leads to West Coast Drive and the ocean to the west.

Applicant’s preliminary community consultation, traffic, environmental and heritage assessment reports

The applicant has provided Community Consultation, Traffic, Environmental, Landscape and Visual Quality Assessment and Heritage Assessment Reports to support their application to rezone the site. The main outcomes/recommendations contained within the applicants technical reports have been summarised and appear under separate headings below:

Community Consultation

The applicant has undertaken preliminary public consultation with the local community in order to provide input for the planning of the site, to obtain feedback for the landowner’s proposal and to gauge the level of community support to the proposal. This consultation was in addition to, and does not form part of, the statutory 42 day public consultation period to be undertaken by the City in the future. Consultation was undertaken from December 2003 to February 2004, with a total of 114 contacts made with local residents through the following methods;

- Door knock of neighbouring residents undertaken on 6/12/03.
- Two open days held at the Marmion Primary School on 13/12/03 and Marmion Shopping Centre on 17/1/04.
- One-on-one meetings undertaken, an information phone line set up and community update newsletters delivered to local residents.

The main results of this consultation, as contained within the applicant's report, are as follows:

- There is an historical attachment to the natural qualities of the site by the local community, with past development of the CSIRO site causing dissent in the local community.
- A small number of residents wanting no development of the site and/or the site to be returned to parkland.
- Most residents supported development of the site and offered suggestions such as restricting heights of retaining walls, retaining the natural landform, ensuring zoning of the site is consistent with the surrounding neighbourhood, improving infrastructure and design guidelines covering the above issues, as well as house colours, fence height, house size and limiting use of extensive paved areas at the front of houses.
- There are differing opinions in the provision of public open space either on site or via cash in lieu.
- The traffic on Cliff Street a major concern with respect to vehicle speed and dangerous driving. Traffic calming efforts to date have not curtailed reckless driving.
- The streetscape requires upgrading with the provision of street trees and planting of trees within traffic islands/roundabouts.

A statutory 42 day public advertising period is required for proposed amendments. Should the Joint Commissioners decide to initiate the proposed amendment for the purposes of public advertising, the City controls the advertising process. This is to ensure that all submissions received by the City during the public advertising period are fairly considered (to remove any perception of bias), investigated and a response provided.

Traffic Report

The applicant has submitted a report that lists the traffic issues arising from the proposal. The main results, as listed within the report, are as follows:

- The proposal will generate approximately 351 trips per day.
- The existing roads surrounding the site carry less than 3000 vehicle movements per day, with direct lot access from these streets being acceptable under current road planning guidelines.
- 60% of vehicle trips are expected to be to the south, with 20% to the North and 20% to the east. It is assumed that any trips west to the beach would be walking/cycling trips given the close proximity of the beach.
- In traffic engineering terms, the proposed traffic associated with the development will have no significant impact on local streets.
- With respect to the location of the proposed east/west road, sufficient vehicle sight lines and visibility at proposed intersections can be achieved.

Environmental Report

The applicant has submitted an Environmental Report for the site. The main results, as listed within the report, are as follows:

- There are no known occurrences of rare, threatened, endangered or priority flora within the site.

- There are no known occurrences of declared rare or priority species of fauna within the site.
- The site is not part of the WA Government's 'bush forever' policy nor is the site proposed for reservation as a 'bush forever' site, therefore the site has no regional conservation significance.
- Poor biological condition of the vegetation on the site suggests that the site's vegetation does not possess any characteristics or attributes which would give it conservation significance in the local context.

An environmental assessment of the site for hazardous materials arising from its previous use as a marine research facility is also included within the Environment Report. The main findings, as listed within the environmental report, are as follows:

- Asbestos is either known or suspected of being present in existing buildings.
- PCB capacitors are present in older fluorescent light fittings.
- Glass fibre insulation material is present in the ceilings of the main laboratory.
- Small quantities of hazardous laboratory chemicals remain in the laboratory.
- Subject to confirmation of the composition of any sludge material in the interceptor trap, soils within the site do not pose a health risk to future occupants of the site (*material in the interceptor trap should be tested for chemical deposits*).
- Further site investigation of soil and groundwater is not necessary.

Landscape and Visual Quality Assessment Report

In addition to the environmental report, a landscape and visual quality assessment report was prepared for the CSIRO. The recommendations, as listed within the report, are as follows;

- Development within the site should be of scale, form and finishes that are visually compatible with the surrounding residential area.
- The built form should be interspersed with open, landscape spaces of sufficient size distribution and planting to be discernible from middle ground viewpoints.
- Elements of either built or landscape form that are taller than the overall scale of the surrounding residential area may be introduced provided that they are not visually intrusive from middle ground or distant viewpoints and provided that they are not major components of the development.
- The natural vegetation extending approximately 20 metres inwards from the northern site boundary should be protected, retained and rehabilitated to enhance its scientific and community value as remnant bush land.

Both the City's Landscape Architect and Biodiversity Assessment Officer undertook an independent landscape assessment of the site and this assessment confirmed what was recommended within the above Environmental and Landscape and Visual Quality Assessment reports.

However, the City's independent landscape assessment of the site did not support the recommendation relating to the protection and rehabilitation of the northern portion of the site because the existing vegetation throughout the site, including the northern portion of the site, is weed infested and vegetation found in this area does not possess any characteristics or attributes which would give it conservation significance. It is also expected that the Environmental Protection Authority (EPA) will also conduct its own independent landscape assessment of the site through the normal scheme amendment referral process.

Heritage Report

The applicant has submitted a Heritage Report for the site, with the main findings listed as follows:

- The former marine research facility is considered to be of some scientific significance for its role in the field of marine science in Australia in the period of operation from 1975 to the 1990s.
- The report did not find any other grounds for assessing the place to be of cultural heritage significance.
- The site is not included on any heritage registers.
- The site is not identified on any register as being of Aboriginal significance.

All of the above reports submitted by the applicant shall be made available to the public for perusal at the City's administration building during the advertising period should the proposed amendment be granted approval for the purposes of advertising by the Joint Commissioners.

The comments made in the above reports are made by the landowner's various technical consultants and have been summarised by the City. Comments outlined above may be viewed by some members of the community as being incorrect, with the City simply noting these comments.

Details of Key Issues

Three key issues have been identified by some members of the local community with respect to the proposed rezoning of the site. These relate to public open space (POS) allocation for the site, local community requests for the City to retain the site as a park and reuse the buildings for community purposes and deficiency in POS provision throughout the suburb of Marmion caused by the proposed rezoning. Details with respect to these issues are as follows;

Outstanding POS allocation issue

Council records indicate that the land was previously created as a reserve for recreation (Public Open Space). When the State Government (Minister for Lands) cancelled the reserve status in 1974 and sold the site to the CSIRO in 1975, the local POS provided at this site is believed to have been relocated and provided at Percy Doyle Reserve. This statement appears within a report prepared by Russell Taylor and William Burrell, Town Planning consultants in 1990, which related to a previous application to rezone the site. The Minutes of a Special Meeting of Electors on 16 June 1992 also include a comment to the effect that *'The land was purchased by the Commonwealth from the State Government and the City obtained the Percy Doyle Reserve in exchange for this land'*.

Retain the site as a park and reuse the buildings for community purposes

Some members of the local community suggest that the land be retained and developed as a park and the existing buildings used for community purposes. Whilst the current zoning of the site would allow for this to occur, the current landowner has lodged an application to rezone the site in order to redevelop the land for residential purposes and as such, does not intend to retain the site as a park and reuse the buildings for community purposes.

In order to achieve this outcome, the City would need to purchase the site from the current landowner. The landowner advised council's officers that the recent purchase of the land was for an amount of approximately \$9 million.

Deficiency and Loss of Public Open Space (POS) in Marmion

Some members of the local community have suggested that there is a deficiency in public open space provided within the suburb of Marmion. The subdivision that created the subject lot and lots immediately surrounding it on Ozone Road, Leach Street and Troy Avenue in 1939 predated the 10% POS contribution requirement that was introduced by the State Government in 1956.

Statutory Provision:

Section 7 of the Town Planning and Development Act 1928 (as amended) together with the Town Planning Regulations 1967 enable local authorities to amend a Town Planning Scheme and sets out the process to be followed (refer Attachment 4).

Should the Joint Commissioners support the initiation of the proposed amendment for the purposes of public advertising, the proposed amendment is required to be referred to the Environmental Protection Authority (EPA) to decide whether or not a formal environmental review is required. Should the EPA decide that an environmental review is not required, upon the City's receipt of written confirmation of this from the EPA, the City advertises the proposed amendment for 42 days.

Upon closure of the advertising period, the Joint Commissioners consider all submissions received during the advertising period and would resolve to either grant final approval to the amendment, with or without modifications, or refuse the amendment. The decision is then forwarded to the Western Australian Planning Commission (WAPC), who makes a recommendation to the Minister for Planning and Infrastructure. The Minister can either grant final approval to the amendment, with or without further modifications, or refuse the amendment.

Consultation:

The Town Planning Regulations 1967 requires the amendment to be advertised for a period of forty-two (42) days. All landowners immediately adjacent to the site would be notified in writing, a sign erected on the site and a notice placed in the Joondalup Community Newspaper.

Although informal consultation has occurred, it should not be confused with the statutory public consultation process that is required to be undertaken and controlled by the City.

Strategic Implications/Sustainability Implications:

The proposed amendment will facilitate the provision of 'infill' housing in line with the State Government's objective in minimising urban sprawl by facilitating the consolidation of existing urban areas.

COMMENT

The following comments outline the City's town planning approach, justification on planning related grounds and options that the Joint Commissioners may wish to consider with respect to the rezoning application;

Current Zoning and Development Permissibility

Clause 2.3 of DPS2 outlines the planning and development requirements for local reserves. Clause 2.32 relates to use of reserves and states that any local reserve not owned by or vested in the Council may be used for any purpose approved by the Council but in accordance with any conditions imposed by Council.

In essence, the above clause of DPS2 allows the Joint Commissioners to approve development upon the site without the need for the land to be rezoned.

The use of this particular clause by the Joint Commissioners is not recommended, as the process is not considered to be open and transparent because it does not offer the local community any opportunity to provide comment on the proposal.

'Urban Development' Rezoning Approach vs 'Residential' Rezoning Approach

Applying an "Urban Development" zoning to the site enables a more holistic approach for the future planning and development of this site, rather than applying a "Residential" zone to the site because the 'Urban Development' zoning requires the provision of a structure plan. A structure plan sets out specific development requirements and facilitates future subdivision and development of the site.

Clause 3.12 of DPS2 relates to the "Urban Development" zone, and specifically, clause 3.12.2 of DPS2 states that no subdivision or other development should be commenced or carried out in an Urban Development Zone until a structure plan has been prepared and adopted in accordance with the provisions of Part 9 of DPS2. No such provisions are included within clause 3.4 for the "Residential" Zone and therefore does not necessarily allay community concern in terms of future built form or amenity. The result is a more transparent process that allows the community to be better informed with respect to what future development upon the site will look like.

The density coding of land within the "Urban Development" zone is usually considered within the context of a structure plan, however in this case, the applicant seeks to redevelop the land in accordance with its existing R20 density code, which is the same density code prevailing within the Marmion locality and throughout the City of Joondalup generally.

Rationale behind recommendation to initiate rezoning of the site for advertising purposes

The following points are provided in order to justify the City's recommendation that the proposed amendment should be initiated for the purposes of advertising;

- The residential land use proposed for the site is identical to that prevailing in the immediate locality.
- The residential land use proposed for the site is in conformity with the 'Urban' zoning of the site under the Metropolitan Region Scheme.

- The built form outcome proposed by the applicant is not expected to be significantly different to that prevailing in the locality.
- The current R20 residential density code applied to the site is to remain unchanged and is identical to the residential density code that applies to land surrounding the site.
- The subject land is not a formal Reserve for Recreation as its Reserve status was cancelled in 1974 and the site sold in freehold title to the CSIRO.
- Upon cancellation of the sites Reserve status, the CSIRO's subsequent acquisition and use of the site was not for park/recreational type uses. The zoning of the site under the then Town Planning Scheme No 1 (TPS1) should have reflected the CSIRO's use of the site as a marine research facility. The change in zoning was never undertaken, with the 'Parks and Recreation' zoning remaining in TPS1 and carried over into the City's DPS2.
- The site was never formally developed as a bonafide Recreation Reserve.
- No significant traffic issues have been identified.
- No significant environmental issues have been identified.
- No significant historical or ethnographic issues have been identified.

Further to the above, advertising of the proposed amendment will:

- Ensure that all interested parties are given an opportunity to comment on the proposed amendment, with this process being controlled by the City.
- Assist the City to gauge the level of community support or non support for the proposal.
- Assist the City to identify all issues arising from the proposed amendment, so that every issue raised can be thoroughly investigated and reported upon within a future report to the Commissioners for their decision to either refuse or grant final approval to the proposed amendment.

DEFICIENCY AND LOSS OF PUBLIC OPEN SPACE (POS) IN MARMION

Some members of the local community have suggested that there is a deficiency in public open space provided within the suburb of Marmion.

The subdivision of Marmion in 1939 predated the 10% POS contribution requirement that was introduced by the State Government in 1956. The 10% POS requirement therefore did not apply to the subdivision of Marmion, and should not be used as a benchmark to compare POS provided in other suburbs.

Research has identified that within a previous Council report in 1991, the report stated that public open space provision in Marmion comprises 9.7% (8.18 hectares) of the gross subdividable area, which equates to a 0.3% shortfall. The report went on to state that this is insignificant considering proximity to the ocean foreshore and Star Swamp.

The City has undertaken a POS audit for the suburb of Marmion, with the results of the audit shown in Attachment 1. There is a total of 8.007 hectares of POS (excluding the former CSIRO Site, foreshore reserve, and primary school site) provided within Marmion. Based on a total land area of 110.777 hectares, which excludes the foreshore reserve of 4.7443 hectares that is generally excluded in the calculation of the 10% POS provision requirement), POS provided within the suburb of Marmion equates to approximately 7.23%.

All coastal suburbs (including Marmion) contain foreshore recreation reserves that are generally in addition to the normal 10% POS requirement that is given up at the time of subdivision. The size of the foreshore reserve for Marmion is 4.7443 hectares. The Marmion Primary School site also contains an area of 6.0285 hectares that can be accessed by the general public for recreational pursuits.

A total of 18.7798 hectares of land, which excludes the former CSIRO site area of 2.1885 hectares, is available for recreational pursuits within the suburb of Marmion, which has a total land area of 115.5213 hectares (including the foreshore reserve area) and equates to approximately 16% of the suburb being set aside for recreational purposes.

From a town planning perspective and having due regard to both State Government subdivision policy and the City's POS audit outlined above, the overall amount of land available within Marmion for recreational pursuits is considered sufficient.

Environmental Protection Authority (EPA) Issues

The EPA has advised the City that the proposal has been formally referred to them under Section 38 of the Environmental Protection Act 1986. Section 7A1 of the Town Planning and Development Act 1928 requires all proposed amendments to be forwarded to the EPA to enable them to conduct an assessment for environmental issues. This is undertaken once the local government resolves to initiate any proposed amendment for the purposes of advertising. The advertising period does not commence until such time as the EPA has made its decision and conveyed its decision to the Local Government

Within the EPA referral process, the City shall advise the EPA of the comments contained within the applicant's environmental reports, and in particular comments with respect to testing the material contained in the existing interceptor trap on the site.

Options

The Commissioners have two options in dealing with this rezoning application (proposed amendment). The Commissioners can either resolve to adopt the proposed amendment for the purposes of public advertising, or resolve to refuse the amendment.

Should the Commissioners decide to support the amendment for the purposes of advertising, this action does not construe that the Commissioners will grant final approval to the proposed amendment.

Furthermore, there is no right of appeal to the Town Planning Appeals Tribunal with respect to a decision to refuse initiating the rezoning application (scheme amendment) for the purposes of advertising or to refuse to grant final approval to the amendment.

Conclusion

There is an extensive planning history associated with this site, with several applications being previously made to develop, rezone and subdivide the site. Considerable public reaction has resulted from these historical planning applications.

The City's recommendation to support the proposed amendment for the purposes of public advertising is based on planning related grounds and considerations contained within this

report and also with the knowledge of previous recommendations to Council for similar rezoning applications over the site in the past.

Should the Joint Commissioners resolve to initiate the proposed amendment for the purposes of public advertising, the proposed amendment is first required to be forwarded to the EPA in order for the EPA to decide whether the proposal requires a formal environmental assessment. Upon written confirmation of this by the EPA, the City then publicly advertises the proposed amendment for a 42 day period. Upon closure of the consultation period, a further report is presented to the Joint Commissioners to consider all submissions received during the advertising period and to decide whether or not the proposed amendment should be adopted for final approval or not.

ATTACHMENTS

Attachment 1	Site Plan/Marmion Public Open Space Schedule
Attachment 2	Scheme Amendment Map & Indicative Subdivision Plan
Attachment 3	Chronological List of Planning, Development and Land Tenure History
Attachment 4	Scheme Amendment Process Flowchart

VOTING REQUIREMENTS

Simple Majority

RECOMMENDATION

That the Joint Commissioners:

- 1 Pursuant to Section 7 of the Town Planning and Development Act 1928 (as amended), AMEND the City of Joondalup District Planning Scheme No 2 for the purpose of unreserving Lot 61 (14) Leach Street, Marmion from Local Reserves ‘Parks and Recreation’ and zoning it to ‘Urban Development’ and ADOPT Amendment No 24 as suitable for the purpose of advertising for a period of 42 days;**
- 2 FORWARD the amending documents to the Environmental Protection Authority to decide whether or not an environmental review is required and obtains the Environmental Protection Authority’s decision in writing prior to the advertising period commencing.**

Appendix 15 refers.

To access this attachment on electronic document, click here: [Attach15brf130704.pdf](#)

- 7 REPORT OF THE ACTING CHIEF EXECUTIVE OFFICER**
- 8 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN**
- 9 BUSINESS OUTSTANDING FROM PREVIOUS MEETINGS**
- 10 OUTSTANDING PETITIONS**
- 11 REPORTS/PRESENTATIONS REQUESTED BY COMMISSIONERS**

BUSINESS OUTSTANDING FROM PREVIOUS MEETINGS

OFFICE OF THE CEO

AMENDMENT TO CITY'S STANDING ORDERS LOCAL LAW (ex CJ307-12/02 – ANNUAL GENERAL MEETING OF ELECTORS)

- 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.

MEETING OF THE POLICY MANUAL REVIEW COMMITTEE HELD ON 18 SEPTEMBER 2003 – ex CJ213-09/03

“3 DEFERS consideration of:

- (a) Policy 2.5.1 Commercial Usage of Beachfront and Beach Reserves – as detailed in Attachment 2 to Report CJ213-09/03 pending a further report being presented to the Policy Manual Review Committee incorporating additional recommendations;
- (c) Policy 2.6.4 – Environmental Sustainability – as detailed in Attachment 2 to Report CJ213-09/03 pending referral to the Environmental and Sustainability Committee for consideration;

Status: Reports will be submitted in due course.

USE OF CORPORATE CREDIT CARDS (ex C262-12/03 - NOTICE OF MOTION NO 4 – CR L PROSPERO

“that the CEO be requested to prepare a detailed report for consideration by the Audit Committee on the use of all City of Joondalup Corporate credit cards from December 1999.”

USE OF CORPORATE CREDIT CARDS – (ex CJ004-02/04 – ANNUAL GENERAL MEETING OF ELECTORS HELD MONDAY 17 NOVEMBER 2003)

- 7 in relation to Motion 16 of the Annual General Meeting of Electors held on 17 November 2003, REFER the matter to the Audit Committee for consideration as part of their examination into the use of all corporate credit cards and how they are processed, approved and documented.

Status: This matter will be submitted to the next meeting of the Audit Committee for consideration.

RECRUITMENT PROCESS FOR A NEW CEO – ex CJ054-03/04

“That the Joint Commissioners AUTHORISE the Acting CEO to prepare and submit recommendations on an appropriate process for the appointment of a new CEO.”

Status: A report will be submitted to the Selection Committee meeting on 8 July 2004.

REVIEW OF CORPORATE CODE OF CONDUCT – ex CJ074-04/04

“2 GIVE further consideration to reviewing the Code of Conduct following the outcome of the Governance Review.”

Status: Once the findings of the Governance Review have been reviewed, this issue will be further considered.

GOVERNANCE REVIEW ex CJ116-06/04

“2 NOTE that Administration will submit reports on recommendations contained therein for consideration by the Joint Commissioners.”

Status: Reports will be presented in due course.

MAYOR D CARLOS (SUSPENDED) – REQUEST FOR PAYMENT OF MAYORAL ALLOWANCE – ex CJ118-06/04

“that no determination is made on this matter at this time and the item be DEFERRED until the McIntyre Inquiry completes its deliberations and issues a Report.”

Status: A report will be submitted following the completion of the McIntyre Inquiry.

ASSETS AND COMMISSIONING

REVIEW OF POLICIES (ex C212-09/03 – MOTION TO LIE ON THE TABLE NO 4 – MEETING OF THE POLICY MANUAL REVIEW COMMITTEE HELD ON 26 AUGUST 2003)

“3 UNDERTAKES a further review of Policy 2.3.3 - Use of Common Seal and the Signatories for Contract Execution

Status: A report will be submitted 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: This report will be presented to Council at approximately end 2004/early 2005.

EXTENSION OF OCEAN REEF ROAD – HODGES DRIVE TO SHENTON AVENUE (ex C229-11/03 – NOTICE OF MOTION – CR C BAKER)

“2.4 that the Working Party prepare a report and recommendations to Council at the conclusion of the Community consultation process;”

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

PLANNING & COMMUNITY DEVELOPMENT

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

“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: Research is being undertaken. A report will be prepared in due course.

ALLOWANCE OF DRAINAGE WATER FROM DEVELOPMENTS INTO NATURAL AREA RESERVES INCLUDED AS PART OF SUBDIVISION APPLICATION (ex CJ302-12/03 – MINUTES OF THE CONSERVATION ADVISORY COMMITTEE HELD ON 22 OCTOBER 2003 AND 26 NOVEMBER 2003)

“2 REFER the following new motion to the Chief Executive Officer for consideration, with a further report being submitted to Joint Commissioners;

‘That the motion passed at the August Meeting of the Conservation Advisory Committee opposing the allowance of drainage water from developments into natural area reserves, be enclosed as an attachment to the subdivision application on referral to all parties prior to planning approval.’”

Status: This is currently under review by Infrastructure Management and Planning and Community Development.

ADEQUACY OF CURRAMBINE STRUCTURE PLAN (RESIDENTIAL AND MIXED USE) (ex CJ069-03/04 – PROPOSED CHILD CARE CENTRE (INCLUDING VARIATIONS TO THE CURRAMBINE STRUCTURE PLAN) LOTS 534 (8) AND 535 (4) ASCOT WAY, CURRAMBINE)

“3 REQUEST a report on the adequacy of the Currambine Structure Plan (Residential and Mixed Use) and its applicability to the future of the area, with such report to include:

- (a) consideration of the topography of the developed landholdings in the Structure Plan area;
- (b) the long-term desire to provide for mixed land uses to serve the local community there.”

Status: Partially addressed in Report to Council 27 April 2004 – remainder to be subject of separate report.

PROPOSED MODIFICATIONS TO CURRAMBINE STRUCTURE PLAN NO 14 – DELETION OF THE RESIDENTIAL MIXED USE PRECINCT AND REPLACEMENT WITH A SMALL LOT RESIDENTIAL PRECINCT AND MINOR MODIFICATIONS TO THE DEVELOPMENT PROVISIONS – ex CJ088-04/04

“3 a separate report giving further consideration to the provision of retail land uses for the Currambine locality in relation to the City’s POLICY 3.2.8 – Centres Strategy, and retail floorspace allocations across the City, as noted in Schedule 3 of DPS2, be prepared;”

Status: Partially addressed in Report to Council 27 April 2004. Remainder to be reported as part of the Centres Strategy review which is intended to be undertaken in 2004.

REVIEW OF NOTICE OF DELEGATION – TOWN PLANNING – ex C34-05/04

“2 AMEND and ADOPT the Town Planning Delegations as outlined at Attachment 1 to Report C34-05/04 with this delegation to last for a term of two months only, when the report is to be represented with the benefit of being processed through a Council briefing session.”

EXTENSION OF TOWN PLANNING DELEGATIONS (ex CJ135-06/04 - REVIEW OF THE CORPORATE DELEGATED AUTHORITY MANUAL)

4 EXTEND the Town Planning Delegations for a further two months.

TOWN PLANNING DELEGATIONS – (ex CJ126-06/04 – CLOSE OF ADVERTISING – PROPOSED MODIFICATIONS TO THE JOONDALUP CITY CENTRE DEVELOPMENT PLAN AND MANUAL – CITY NORTH DISTRICT)

“5 ADDRESS as part of the review of the Town Planning Delegations the impact of staff making determinations under delegated authority that have the effect of defacto binding the Council to future decisions that fall outside the delegations.”

Status: These matters will be the subject of a report to Council in August 2004, to be preceded by a presentation to Commissioners at a Strategy Session.

COMMUNITY DEVELOPMENT

FORMULATION OF POLICY RELATING TO PROVISION OF GUARANTEE/FUTURE FUNDING FOR SPORTING CLUBS OR OTHER EXTERNAL ORGANISATIONS (ex C57-04/03 – WANNEROO BASKETBALL ASSOCIATION – PROPOSED WRITE OFF OF DEBT TO COUNCIL)

“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.

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”

The structures of crime prevention within Western Australia has recently been reviewed by the Office of Crime Prevention. At the Safer WA Annual General Meeting conducted on 25 October 2003 it was announced that a new proposed model has been developed to essentially replace the current Safer WA structure. The new structure would begin in April 2004 and sees crime prevention coordinated and facilitated at a local level by Local Government. Local Government would be responsible for identifying community needs, co-coordinating community involvement and developing local crime prevention plans. Local community safety partnerships are to be established to implement the local crime prevention plan, which is to be facilitated by local government.

At this stage, the outline of the model does not contain sufficient information for the City of Joondalup to make a clear determination on the impact of the proposal. A community engagement team is being developed by the Office of Crime Prevention to visit local government and volunteers to discuss the new structures in more depth.

A report will be presented to Council in July 2004.

PATROLS AND SAFETY/SECURITY ISSUES (ex CJ004-02/04 – ANNUAL GENERAL MEETING OF ELECTORS HELD ON MONDAY 17 NOVEMBER 2003

4 in relation to Motion 11 of the Annual General Meeting of Electors held on 17 November 2003:

- (b) REQUEST the CEO to review the effectiveness of the current program of patrols on Thursday, Friday and Saturday nights;

Status: An investigation of the effectiveness of the current program of patrols on Thursday, Friday and Saturday nights is currently being reviewed. Results of this investigation will be given to the Joint Commissioners in due course.

SORRENTO DUNCRAIG AND OCEAN RIDGE LEISURE CENTRES OPERATIONS AND MANAGEMENT REVIEW RECOMMENDATIONS – ex CJ093-04/04

“3 NOTE that this arrangement be reviewed as part of the proposed Leisure Plan to be developed by the City.”

Status: Leisure Plan will require funding in the 2004/05 budget. Subject to funding being approved in the 2004/05 budget, it is anticipated that work would commence January 2005. The development of the Leisure Plan will take approximately 6 months.

INFRASTRUCTURE & OPERATIONS

FIRE BREAKS AND PEDESTRIAN ACCESS TO BEACHES IN OCEAN REEF (ex CJ004-02/04 – ANNUAL GENERAL MEETING OF ELECTORS HELD ON MONDAY 17 NOVEMBER 2003)

1 in relation to Motion 4 of the Annual General Meeting of Electors held on 17 November 2003:

- (c) REQUEST the CEO to provide Council with a report and suitable recommendations once investigations concerning the second fire break have been completed;
- (d) REQUEST the CEO to arrange to provide Commissioners with a briefing at a future Strategy Session on the situation regarding pedestrian access to the beaches in Ocean Reef.

**Status: (c) A report will be submitted in due course.
(d) Information report to be presented at future Strategy Session.**

CONSERVATION ADVISORY COMMITTEE – (ex CJ124-06/04 – MINUTES OF THE CONSERVATION ADVISORY COMMITTEE OF 28 APRIL 2004)

3 NOTE that the Conservation Advisory Committee CARRIED the following motion at the April meeting:

“That the City of Joondalup’s Natural Areas Supervisor is provided with a team of at least three skilled and enthusiastic bushland regeneration workers with a suitable vehicle and equipment to carry out their tasks”,

and REQUEST the Chief Executive Officer to develop a business case on this proposal to be considered as part of the Principal Activities Plan deliberations for the year 2005/06.

Status: This Business Plan will be considered as part of the 2005/2006 draft budget process. This item may therefore be removed from the Agenda.

<p>A 14-signature petition has been received from Kingsley residents in relation to anti-social behaviour in Moolanda Park and speeding traffic on Moolanda Boulevard, Kingsley.</p> <p>Comment: Investigations will be carried out and a report will be submitted to Council in due course.</p>	<p>8 June 2004 Director Infrastructure and Operations</p>
<p>A 10-signature petition has been received from residents of Eddystone Avenue, Beldon seeking the assistance of Council in relation to problems associated with speeding vehicles/anti-social behaviour of drivers in Eddystone Avenue, Beldon.</p> <p>Comment: Investigations will be carried out and a report will be submitted to Council in due course.</p>	<p>8 June 2004 Director Infrastructure and Operations</p>
<p>An 85-signature petition has been received from members of the Sorrento Bowling Club concerning the rating classification applied to the club.</p> <p>Comment: Letter forwarded to bowling club advising the City is currently conducting a project which is examining its leases and tenancy of buildings generally. This project will consider matters such as Council rates and charges. Issue being progressed by Assets and Commissioning. This item can therefore be removed from the agenda.</p>	<p>8 June 2004 Director Corporate Services and Resource Management</p>

REPORTS/PRESENTATIONS REQUESTED BY COMMISSIONERS

	DATE OF REQUEST - REFERRED TO -
<p>Youth Affairs Advisory Committee</p> <p>Cmr Smith requested that the formation of this Committee be referred to a future Strategy Session.</p> <p>Comment: This matter will be reported to Commissioners in due course.</p>	<p>17 February 2004</p> <p>Office of the CEO/Director Planning and Community Development</p>
<p>Planning Issues</p> <p>Cmr Smith requested a workshop for Commissioners be arranged at a future date with Planning staff in view of concerns within the community.</p> <p>Comment: A first workshop has been held. Attempts are still being made to finalise a subsequent workshop.</p>	<p>17 February 2004</p> <p>Director Planning and Community Development</p>
<p>Cmr Smith requested that the following comment, from the Minutes of the Sustainability Advisory Committee meeting held on 29 April 2004, be taken into consideration within the proposed review of the Policy Manual:</p> <p><i>“General Business</i></p> <p><i>Mr Carstairs indicated that it was important to ensure that sustainability issues are embedded into Council policy during the next 12 months to ensure ongoing sustainable outcomes in the City. Mr Carstairs believes that it is important to identify targets, outcomes and timeframes to implement these to ensure the best sustainability outcomes in the future.”</i></p>	<p>11 May 2004</p> <p>Office of the CEO/Strategic and Sustainable Development</p>