

# AGENDA

## Council Meeting City of Joondalup

NOTICE IS HEREBY GIVEN THAT THE NEXT  
**ORDINARY MEETING OF THE COUNCIL  
OF THE CITY OF JOONDALUP**  
WILL BE HELD IN THE COUNCIL CHAMBER, JOONDALUP CIVIC CENTRE,  
BOAS AVENUE, JOONDALUP

MEETING DATE



on  
**TUESDAY, 17 JULY 2007**  
commencing at 7.00 pm

PUBLIC QUESTION TIME



### Public Question Time

Members of the public are requested to lodge questions in writing by close of business on Friday, 13 July 2007. Answers to those questions received within that timeframe will, where practicable, be provided in hard copy form at the Council meeting.



**GARRY HUNT**  
Chief Executive Officer  
13 July 2007



City of  
Joondalup

[www.joondalup.wa.gov.au](http://www.joondalup.wa.gov.au)

## **PUBLIC QUESTION TIME**

The following protocols for the conduct of Public Question Time were adopted at the Council meeting held on 11 October 2005

Members of the public are invited to ask questions, either verbally or in writing, at Council meetings of the City.

The Council encourages members of the public, where possible, to submit their questions at the earliest opportunity.

Public question time will be limited to the legislative minimum of fifteen (15) minutes and may be extended in intervals of up to ten (10) minutes by resolution of the Council, but the total time allocated for public questions to be asked and responses to be given is not to exceed thirty five (35) minutes in total.

### **PROCEDURE FOR PUBLIC QUESTION TIME**

Members of the public are invited to ask questions, either verbally or in writing, at Council Meetings.

Questions asked at an ordinary Council meeting can relate to matters that affect the operations of the City of Joondalup. Questions asked at a Special Meeting of the Council must relate to the purpose for which the meeting has been called.

- 1 A register will be provided for those persons wanting to ask questions to enter their name. Persons will be requested to come forward in the order in which they are registered, and to give their name and address.
- 2 Each member of the public wanting to ask questions will be encouraged to provide a written form of their question(s) to the Chief Executive Officer (CEO) or designated City employee.
- 3 Public question time will be limited to two (2) minutes per member of the public, with a limit of two (2) questions per member of the public.
- 4 Statements are not to precede the asking of a question during public question time. Statements should be made during public statement time.
- 5 Members of the public are encouraged to keep their questions brief to enable everyone who desires to ask a question to have the opportunity to do so.
- 6 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.
- 7 Public question time is declared closed following the expiration of the allocated time period, or earlier than such time where there are no further questions.

- 8 To enable prompt and detailed responses to questions, members of the public are encouraged to lodge questions in writing to the CEO by close of business two working days prior to the scheduled Council meeting.
- Responses to those questions received within the above timeframe will, where practicable, be provided in hard copy at the meeting.
- 9 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 City employee to respond to the question;
  - Due to the complexity of the question, require that it be taken on notice with a written response provided as soon as possible, and included in the agenda of the next Council meeting.
- 10 Questions are to be directed to the presiding member and 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 City employee.
- 11 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.
- 12 Where an elected member is of the opinion that a member of the public is:
- asking a question at a Council meeting, that is not relevant to the operations of the City of Joondalup;
  - making a statement during public question time;
- they may bring it to the attention of the meeting.
- 13 Questions and any response will be summarised and included in the minutes of the Council meeting.
- 14 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.

### **PUBLIC STATEMENT TIME**

The following protocols for the conduct of Public Statement Time were adopted at the Council meeting held on 11 October 2005

Members of the public are invited to make statements, either verbally or in writing, at Council meetings of the City.

Public statement time will be limited to a maximum of fifteen (15) minutes. Individual statements are not to exceed two (2) minutes per member of the public.

### **PROCEDURE FOR PUBLIC STATEMENT TIME**

Members of the public are invited to make statements, either verbally or in writing, at Council meetings.

Statements made at an ordinary Council meeting can relate to matters that affect the operations of the City of Joondalup. Statements made at a Special Meeting of the Council must relate to the purpose for which the meeting has been called.

- 1 A register will be provided for those persons wanting to make a statement to enter their name. Persons will be requested to come forward in the order in which they are registered, and to give their name and address.
- 2 Public statement time will be limited to two (2) minutes per member of the public.
- 3 Members of the public are encouraged to keep their statements brief to enable everyone who desires to make a statement to have the opportunity to do so.
- 4 Public statement time is declared closed following the expiration of the allocated time period, or earlier than such time where there are no further statements.
- 5 Statements are to be directed to the Presiding Member and are to be made 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 City employee.
- 6 Where an elected member is of the opinion that a member of the public is making a statement at a Council meeting, that is not relevant to the operations of the City of Joondalup, they may bring it to the attention of the meeting.
- 7 Statements will be summarised and included in the minutes of the Council meeting.
- 8 It is not intended that public statement 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. The CEO will advise the member of the public that the information may be sought in accordance with the FOI Act 1992.

## CODE OF CONDUCT

The Code recognises these ethical values and professional behaviours that support the principles of:

Respect for persons - this principle requires that we treat other people as individuals with rights that should be honoured and defended, and should empower them to claim their rights if they are unable to do so for themselves. It is our respect for the rights of others that qualifies us as members of a community, not simply as individuals with rights, but also with duties and responsibilities to other persons.

Justice - this principle requires that we treat people fairly, without discrimination, and with rules that apply equally to all. Justice ensures that opportunities and social benefits are shared equally among individuals, and with equitable outcomes for disadvantaged groups.

Beneficence - this principle requires that we should do good, and not harm, to others. It also requires that the strong have a duty of care to the weak, dependent and vulnerable. Beneficence expresses the requirement that we should do for others what we would like to do for ourselves.

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

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### **LATE ITEMS / ADDITIONAL INFORMATION**

In the event that further documentation becomes available prior to this Council meeting, the following hyperlink will become active:

[Additional Information 170707.pdf](#)



# CITY OF JOONDALUP

Notice is hereby given that a Meeting of the Council will be held in the Council Chamber, Joondalup Civic Centre, Boas Avenue, Joondalup on **TUESDAY, 17 JULY 2007** commencing at **7.00 pm**.

GARRY HUNT  
Chief Executive Officer  
13 July 2007

Joondalup  
Western Australia

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## VISION

A sustainable City and Community that are recognised as innovative, unique and diverse.

## MISSION

Plan, develop and enhance a range of community lifestyles to meet community expectations.

## VALUES

### Vibrancy

- We will work with stakeholders to create a vibrant City Centre and community.
- We will be dynamic and flexible.

### Innovation

- We will provide innovative programs and services.
- We will have a strong team spirit to generate positive ideas.
- We will develop a culture of innovation and excellence.

### Responsiveness.

- We will respond to changing community needs.
- We will promote a sense of community spirit and ownership.

### Respect

- We will acknowledge community and individual opinions.
- We will respect community and individual contributions.

### Trust

- We will have an environment of openness and transparency.
- We will make information accessible.

### Safety

- We will work towards the development of a safe and secure environment.
- We will develop partnerships.

# AGENDA

Note: Members of the public are advised that prior to the opening of the Council meeting, Mayor Pickard will say a Prayer.

## 1 DECLARATION OF OPENING AND ANNOUNCEMENT OF VISITORS

## 2 PUBLIC QUESTION TIME

### The following questions were taken on notice at the Council meeting held on 19 June 2007:

**Mr A Bryant, Craigie:**

Q1 *Are health inspections carried out on the premises at the Mullaloo Physiotherapy Centre, 31 Linear Avenue, Mullaloo?*

*The response to my previous question was that the City takes water tests; however it did not say anything about checking the condition of the surrounds of the pool, the tiles, carpets etc. Does the City do this or not?*

The response to the query in December 2006 was as follows:

*“The Health Act 1911 only has provision for regulating the swimming pool area of a Physiotherapy establishment and as such, only the swimming pool is checked by the City. The City carries out monthly sampling of swimming pool water and should it prove to be unsafe, the pool is closed until the problem is rectified. Samples taken in the last three years have yielded satisfactory results. The Health Act 1911 does not cover any other activity conducted within a Physiotherapy establishment”.*

A1 The purpose of the monthly visits to public swimming pools is for the sampling and subsequent testing of water to ensure that the facilities are safe to use. However, an Environmental Health Officer will make observations on the condition of the pool surrounds while in attendance and if any issues are identified, the proprietor is requested to carry out maintenance.

With regard to the Mullaloo Physiotherapy and Hydrotherapy Centre, an inspection was carried out on 27 June 2007 in relation to concerns raised. The concerns related to the hydrotherapy swimming pool, particularly the pool tiles and dirty surrounds. At the time of the inspection the pool was found to be of a satisfactory condition. No broken tiles were noted within the pool, however a broken wall tile was noted near the door to the entrance of the pool and this was brought to the attention of the owner. The surrounds of the pool were also of a clean and sanitary condition.

The owner did advise that the pool had been emptied two weeks prior to the inspection and refilled and that cleaning is performed on a bi-weekly basis.

Routine pool water sampling up until 27 June 2007 has yielded continuous satisfactory results for the parameters of chlorine, pH levels, bacteria and amoebae.

At this stage there is no identified health risk in relation to the use of the hydrotherapy pool.

**Mr T Thorpe, Sorrento:**

*Q1 I have only received half a dozen copies of the Community News in the last three years. How much is spent over 12 months advertising in the local papers and is this effective if not all residents are getting deliveries?*

A1 Year to date expenditure to 31 May 2006 totals approximately \$330,000. Research into the City's communication in 2003 and 2006 indicated a community awareness level of 84% (2003) and 85% (2006) for City announcements and advertisements in the community newspaper.

**Dr M Apthorpe, Ocean Reef:**

*Q1 Is it correct and accurate that the "City of Joondalup had been using Hexazinone for 3 to 4 years prior to 2006 with no adverse impacts on vegetation adjoining sumps", as stated by the City of Stirling on page 2 of their public report of 12 June 2007?*

A1 Hexazinone has been used by the City's contractor since around 2003. As the City's investigations into this matter are not yet complete, it cannot be said unequivocally that the herbicide did not damage vegetation adjoining sumps during this time. As this question is relevant to the continuing investigations, further comments cannot be made at this time.

**The following questions were submitted in writing prior to the Council meeting to be held on 17 July 2007:**

**Mr S Kobelke, Sorrento:**

*Q1 Can the City provide an update on their investigations into alternate Dog Exercise Beaches along the Joondalup Coastline?*

A1 A report is being finalised for Elected Member consideration.

*Q2 Does the City expect they will have a report on the above before Dog And Horse (exercise Areas) Amendment Local Law 2007 goes before Council for a final decision?*

A2 Yes.

*Q3 In the unlikely event that the City does present one or more alternate locations for Dog Exercise Beaches, will the City recommend putting it/them to Public Comment prior to bringing Dog And Horse (exercise Areas) Amendment Local Law 2007 before Council for a final decision?*

A3 The recommendation for the alternative dog beach report is yet to be finalised. However, it is acknowledged that the two issues are related.

**4 APOLOGIES AND LEAVE OF ABSENCE****Leave of Absence previously approved**

Cr Tom McLean 17 July 2007– 6 August 2007 inclusive

Cr Brian Corr 10 August 2007–1 September 2007 inclusive

**5 CONFIRMATION OF MINUTES****MINUTES OF COUNCIL MEETING, 19 JUNE 2007****RECOMMENDATION**

**That the Minutes of the Council Meeting held on 19 June 2007 be confirmed as a true and correct record.**

**MINUTES OF SPECIAL MEETING OF COUNCIL, 3 JULY 2007****RECOMMENDATION**

**That the Minutes of the Special Meeting of Council held on 3 July 2007 be confirmed as a true and correct record.**

**6 ANNOUNCEMENTS BY THE PRESIDING PERSON WITHOUT DISCUSSION****7 DECLARATIONS OF INTEREST****Disclosure of Financial Interests**

A declaration under this section requires that the nature of the interest must be disclosed. Consequently a member who has made a declaration must not preside, participate in, or be present during any discussion or decision-making procedure relating to the matter the subject of the declaration. An employee is required to disclose their financial interest and if required to do so by the Council must disclose the extent of the interest. Employees are required to disclose their financial interests where they are required to present verbal or written reports to the Council. Employees are able to continue to provide advice to the Council in the decision making process if they have disclosed their interest.

<b>Name/Position</b>	<b>Mr Garry Hunt – Chief Executive Officer</b>
<b>Item No/Subject</b>	CJ141-07/07 – Salary Packaging
<b>Nature of interest</b>	Financial
<b>Extent of Interest</b>	This may impact on salary packaging arrangements.

### Disclosure of interest affecting impartiality

Elected members and staff are required under the Code of Conduct, in addition to declaring any financial interest, to declare any interest that may affect their impartiality in considering a matter. This declaration does not restrict any right to participate in or be present during the decision-making process. The Elected member/employee is also encouraged to disclose the nature of the interest.

<b>Name/Position</b>	<b>Mr Mike Tidy – Director Corporate Services</b>
<b>Item No/Subject</b>	Item 8 – List of Payments made during the Month of May 2007
<b>Nature of interest</b>	Interest that may affect impartiality
<b>Extent of Interest</b>	This list includes a payment to Wheelchair Sports WA Association. Mr Tidy is not personally a member, however his children are and have received benefits from that Association.

<b>Name/Position</b>	<b>Mr Mike Smith – Manager Marketing, Communications &amp; Council Support</b>
<b>Item No/Subject</b>	CJ139-07/07 – Sports Development Program 2006/2007
<b>Nature of interest</b>	Interest that may affect impartiality
<b>Extent of Interest</b>	Mr Smith is a life member of the Joondalup Districts Cricket Club.

<b>Name/Position</b>	<b>Cr G Amphlett</b>
<b>Item No/Subject</b>	CJ139-07/07 – Sports Development Program 2006/2007
<b>Nature of interest</b>	Interest that may affect impartiality
<b>Extent of Interest</b>	Cr Amphlett's brother is President of Edith Cowan University soccer club.

## 8 IDENTIFICATION OF MATTERS FOR WHICH THE MEETING MAY SIT BEHIND CLOSED DOORS

### 9 PETITIONS

PETITION IN RELATION TO TRAFFIC ISSUES AT THE JUNCTION OF WOODVIEW COURT AND TREE TOPS AVENUE, EDGEWATER - [08151] [44484] [07367]

A 16-signature petition has been received from residents of the City of Joondalup seeking the assistance of Council to resolve traffic issues that currently exist at the junction of Woodview Court and Tree Tops Avenue, Edgewater.

### RECOMMENDATION

**That the following Petition be RECEIVED, referred to the CEO and a subsequent report presented to Council for information:**

- 1 to seek the assistance of Council to resolve traffic issues that currently exist at the junction of Woodview Court and Tree Tops Avenue, Edgewater.**

## 10 REPORTS

## **CJ119-07/07      DOCUMENTS EXECUTED BY MEANS OF AFFIXING THE COMMON SEAL - [15876]**

**WARD:** All

**RESPONSIBLE  
DIRECTOR:** Mr Garry Hunt  
Office of CEO

### **PURPOSE**

To provide a listing of those documents recently executed by means of affixing the Common Seal for noting by the Council for the period 12 June 2007 to 28 June 2007.

### **EXECUTIVE SUMMARY**

The City of Joondalup enters various agreements by affixing its Common Seal. The Local Government Act 1995 states that the City is a body corporate with perpetual succession and a common seal. Those documents that are executed by affixing the Common Seal are reported to the Council for information on a regular basis.

### **BACKGROUND**

Not Applicable.

### **DETAILS**

<b>Document:</b>	<b>Notification of Section 70A</b>
<b>Parties:</b>	City of Joondalup and J V and L C Rainbow
<b>Description:</b>	To restrict occupation of the ancillary accommodation and the main dwelling to members of the same family – John Victor Rainbow and Lynne Cheryl Rainbow and City of Joondalup re Lot 389 (27) Killara Way, Craigie
<b>Date:</b>	12.06.07

<b>Document:</b>	<b>Amendment to District Planning Scheme No 2</b>
<b>Parties:</b>	City of Joondalup and Western Australian Planning Commission
<b>Description:</b>	Amendment No 35 (Local Reserves) to District Planning Scheme No 2 as outlined within Attachment 1 to Report CJ094-05/07, Council Meeting held 22 May 2007
<b>Date:</b>	12.06.07

<b>Document:</b>	<b>Notification of Section 70A</b>
<b>Parties:</b>	City of Joondalup and J A Rogers and J A D'Orazio
<b>Description:</b>	Notification under Section 70A to satisfy Condition 13 of Western Australian Planning Commission subdivision approval 1481-06 dated 27 November 2006 – Strata Lots 1, 2 and 3 Ellendale Drive, Heathridge on Strata Plan 50745
<b>Date:</b>	15.06.07

<b>Document:</b>	<b>Grant of Easement Deed</b>
<b>Parties:</b>	City of Joondalup, City of Wanneroo, K A and H Dobelstein and Home Design Pty Ltd
<b>Description:</b>	(Surrender of right of access easement G114951 and replacement with a new easement; partial extinguishment of water and sewerage easement G114952, to facilitate issue of six survey-strata titles) New Easement
<b>Date:</b>	19.06.07

<b>Document:</b>	<b>Surrender of Easement G114951</b>
<b>Parties:</b>	City of Joondalup, City of Wanneroo, K A and H Dobelstein and Home Design Pty Ltd
<b>Description:</b>	Part of previous documents: Surrender of right of access easement G114951 and replacement with new easement; partial extinguishment of water and sewerage easement G114952 – Surrender of Easement G114951
<b>Date:</b>	19.06.07

<b>Document:</b>	<b>Partial Extinguishment of Easement G114952</b>
<b>Parties:</b>	City of Joondalup, City of Wanneroo, K A and H Dobelstein and Home Design Pty Ltd
<b>Description:</b>	Part of previous documents: Surrender of right of access easement G114951 and replacement with new easement; partial extinguishment of the easement for water and sewerage purposes – Easement G114952
<b>Date:</b>	19.06.07

<b>Document:</b>	<b>Partial Extinguishment</b>
<b>Parties:</b>	City of Joondalup, Water Corporation, K A and H Dobelstein and Home Design Pty Ltd
<b>Description:</b>	Part of previous documents: Surrender of right of access easement G114951 and replacement with new easement – Partial extinguishment of the easement on Plan 19635
<b>Date:</b>	19.06.07

<b>Document:</b>	<b>Local Library Studies Collection – Copyright Interview</b>
<b>Parties:</b>	City of Joondalup and Angela Gale
<b>Description:</b>	Local Studies Collection – Historical Record of Interview – Copyright Legal document
<b>Date:</b>	19.06.07

<b>Document:</b>	<b>Local Library Studies Collection – Copyright Interview</b>
<b>Parties:</b>	City of Joondalup and David Hutchison
<b>Description:</b>	Local Studies Collection – Historical Record of Interview – Copyright Legal document
<b>Date:</b>	19.06.07

<b>Document:</b>	<b>Local Library Studies Collection – Copyright Interview</b>
<b>Parties:</b>	City of Joondalup and Luisa Salvatorelli
<b>Description:</b>	Local Studies Collection – Historical Record of Interview – Copyright Legal document
<b>Date:</b>	19.06.07

<b>Document:</b>	<b>Local Library Studies Collection – Copyright Interview</b>
<b>Parties:</b>	City of Joondalup and Lee Whyborn
<b>Description:</b>	Local Studies Collection – Historical Record of Interview – Copyright Legal document
<b>Date:</b>	19.06.07

<b>Document:</b>	<b>Lease of Crown Land</b>
<b>Parties:</b>	City of Joondalup and Water Corporation
<b>Description:</b>	Pt Lot 8278 Plan 30778, proposed Works depot Vol LR3127, Folio 149 – Lease of Crown Land
<b>Date:</b>	21.06.07

<b>Document:</b>	<b>Amendment to District Planning Scheme No 2</b>
<b>Parties:</b>	City of Joondalup and Western Australian Planning Commission
<b>Description:</b>	Amendment No 37 to District Planning Scheme No 2 to rezone Lot 600 (243) Timberlane Drive, Woodvale from commercial to residential and recode the lot from R20 to R40
<b>Date:</b>	28.06.07

<b>Document:</b>	<b>Funding Agreement – Letter of Offer</b>
<b>Parties:</b>	City of Joondalup, Department Families, Community Services and Indigenous Affairs
<b>Description:</b>	Funding Agreement Letter of Offer in respect of 15 July 2007 to 30 June 2008 for the Emergency Relief Program – Provision of Emergency Relief Assistance
<b>Date:</b>	28.06.07

**Issues and options considered:**

Not Applicable.

**Link to Strategic Plan:**

Some of the documents executed by affixing the common seal may have a link to the Strategic Plan on an individual basis.

**Legislation – Statutory Provisions:**

Sub-sections (2) and (3) of section 2.5 of the Local Government Act 1995 states:

- (2) The local government is a body corporate with perpetual succession and a common seal.
- (3) The local government has the legal capacity of a natural person.

**Risk Management considerations:**

Not Applicable.

**Financial/Budget Implications:**

Some of the documents executed by the City may have financial and budget implications.

**Policy Implications:**

Not Applicable.



**Regional Significance:**

Not Applicable.

**Sustainability Implications:**

Not Applicable.

**Consultation:**

Not Applicable.

**COMMENT**

The various documents have been executed by affixing the Common Seal of the City of Joondalup and are submitted to the Council for information.

**ATTACHMENTS**

Nil.

**VOTING REQUIREMENTS**

Simple Majority

**RECOMMENDATION**

**That the schedule of documents executed by means of affixing the Common Seal covering the period 12 June 2007 to 28 June 2007 be NOTED.**

## **CJ120-07/07 JOONDALUP JINAN SISTER CITIES – DELEGATION FOR JINAN INTERNATIONAL TOURISM FAIR SEPTEMBER 2007 – [52469]**

**WARD:** All

**RESPONSIBLE DIRECTOR:** Mr Ian Cowie  
Governance and Strategy

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### **PURPOSE/ EXECUTIVE SUMMARY**

To seek Council's endorsement for a delegation to attend the Jinan International Tourism Fair 2007 and to hold official civic meetings with the new Mayor of Jinan.

### **BACKGROUND**

Friendly relations between the City of Joondalup and the City of Jinan in Eastern China have been developing since 2000. In September 2004 a delegation from Joondalup travelled to Jinan, where a Protocol of Friendly Relations to establish a formal Sister City Relationship was signed.

Full details of the history of the relationship with Jinan can be found in the following reports, previously submitted to Council:

- CJ007 - 02/04 – Invitation to further formalise friendly relations with Jinan in Shandong Province, China
- CJ155 - 07/04 – Delegation to formalise friendly relations with Jinan in Shandong Province, China
- CJ250 - 11/04 – Overview of the official visit to Jinan (Shandong Province), China by the Joondalup delegation – September 2004
- CJ306 - 12/04 – Overview of the Official Visit from Jinan Delegation (Shandong Province), China to Joondalup – November 2004
- CJ066 - 04/05 – Notification of visits between Joondalup and Jinan sister cities during 2005
- CJ157 - 08/05 – Draft Joondalup-Jinan Relationship Plan
- CJ187 - 09/05 – Overview of the Official visit from Jinan Delegation (Shandong Province), China to Joondalup – August 2005 and to provide further notification of an invitation to visit Jinan in October 2005
- CJ224 - 11/05 – Joondalup-Jinan Relationship Plan
- CJ129 - 08/06 - Joondalup Jinan Sister Cities Relationship Plan and Woodvale Senior High School Sister School Relationship

## DETAILS

The City has received an invitation from the Jinan Foreign Affairs Office to travel to Jinan, China in September 2007 to attend the Jinan International Tourism Fair. The City of Jinan in March 2007 appointed a new Mayor – Mr Zhang Jianguo and the proposed visit in September 2007 will provide an opportunity for the Mayors of the sister cities to meet. The delegation will leave Joondalup on 4 September 2007 and will return on 14 September 2007. The itinerary is still to be finalised however the Jinan International Tourism Fair will occur from 8-10 September 2007.

The delegation will include representatives from key City stakeholders in order that economic exchange meetings can be held with counterpart organisations in Jinan during the visit.

The Stakeholders invited include:

Mr Kerry Cox	Vice Chancellor Edith Cowan University
Mr Karl O'Callaghan	Commissioner of Police
Mrs Sue Slavin	Managing Director West Coast TAFE
Mr James Chan	Managing Director Joondalup Resort
Mr Russell Crook	President Joondalup Business Association
Mr Kempton Cowan	Managing Director Joondalup Hospital
Mr Andrew Slomp	President Sunset Coast Tourism Association
Mr Paul Leech	Principal Woodvale High School

It is proposed that the Mayor and the Chief Executive Officer (CEO) represent the City and lead the delegation in accordance with normal protocols. It is also proposed that the City pay all costs including airfare, accommodation and incidentals for the Mayor and the CEO. All costs associated with participating stakeholders will be borne by the stakeholders or their respective organisations.

The visit also represents an opportunity for other Elected Members to participate. However, should that be the case, Elected Members will need to pay their own costs and seek Council endorsement to participate.

### Issues and options considered:

- 1 Council may choose to accept the invitation and appoint the delegates as outlined in this report.
- 2 Council may choose to accept the invitation and to alter the composition of the delegation.
- 3 Council may choose not to accept the invitation and advise the Mayor of Jinan of its decision.

### Link to Strategic Plan:

This item links to the City's Strategic Plan 2003-08 under Key Focus Area One - Community Well-being and Key Focus Area Three - City Development.

### Legislation – Statutory Provisions:

Not Applicable.

**Risk Management considerations:**

There are two key risks associated with this report:

- That should Council decide not to participate in this visit, there may be a negative impact on the goodwill that has been developed between the two cities;
- That members of the community may question the appropriateness of the visit and the expenditure.

**Financial/Budget Implications:**

A budget has been allocated for sister city matters of \$15,000. The costs associated with this initiative are estimated as follows. It should be noted that City delegates will travel economy class.

Cost Centre	Cost Type	Details	Est. Amount
1-2220-4901-0001-F681	Airfares	Economy class x 2	\$4,000
1-2220-3630-0001-F681	Accommodation	9 nights at \$160 x 2	\$2,880
1-2220-4902-0001-F681	Incidentals	\$160 per 10 days x 2	\$3,600
		<b>Total</b>	<b>\$10,480</b>

**Policy Implications:**

Travel is covered by Policy 8-2 - Elected Members – Allowances. This policy provides for business class airfares. It is not proposed that the City representatives fly business class.

The City does not have any policy to guide Sister City Relationships but it does have a Relationship Plan.

**Regional Significance:**

Not Applicable.

**Sustainability Implications:**

The Sister City Relationship with Jinan, China has been constructed with the intent of achieving positive social, environmental, economic and relationship management outcomes.

**Consultation:**

Not Applicable.

**COMMENT**

To date the Joondalup-Jinan Sister City relationship has been highly successful with a number of key outcomes being achieved which have supported the economic and social development of Joondalup. These include:

- The delivery of a three-month police-training programme with twenty officers from the Jinan Police Bureau being trained in Joondalup.
- The development of a long-term Relationship Plan.
- The delivery of a 6 month public servant training programme for eighteen senior officers from Jinan who were trained in Joondalup.

- A number of business initiatives have been instigated, including China-Link and SalonCulinaire.
- A '2+2' agreement between ECU and Jinan University to provide degree courses to students who complete two years of training in Jinan then 2 years in Joondalup.
- Hosting of two very successful civic delegations by the City of Joondalup and the provision of social opportunities for the community to participate in the relationship.
- A delegation of twelve children and two teachers from the Woodvale Senior High School who attended the International Children's Festival in July 2006.
- West Coast TAFE has negotiated a 3 year programme with Jinan Vocational Training College whereby students from Jinan's hospitality and hotel management courses will come to Joondalup to complete a Certificate IV and Diploma in Hospitality Management
- WA Police Academy and the Department of Education and training are planning the construction of an international Police training facility within the Joondalup Learning Precinct.

These exchanges and visits have generated strong economic benefits for the City. Representatives from Jinan who have come to Joondalup spend money in the City and many have contributed to the status of the 'Learning Precinct'. Education is also a key export for Joondalup, and this Sister City relationship enhances the linkages to the growing Chinese market. These benefits are expected to continue and to grow as the relationship between Joondalup and Jinan develops further and as negotiations continue on an Australia-China Free Trade Agreement.

It is proposed that a second Mayoral Delegation visit Jinan in 2007 to reinforce the strong ties between the two Cities and formally recognise the newly appointed Mayor of Jinan City, Zhang Jianguo. The delegation will provide a significant opportunity to present new ideas for future exchange programs and to further consolidate the position of Joondalup with the Jinan Government.

It is important that the City lead the delegation because of cultural and political sensitivities and, without City leadership, it would not represent a civic delegation.

## **ATTACHMENTS**

Nil.

## **VOTING REQUIREMENTS**

Simple Majority

## **RECOMMENDATION**

### **That Council:**

- 1 ACCEPTS the invitation to attend the Jinan International Tourism Fair;**
- 2 APPROVES the travel period to be from 4 September 2007 to 14 September 2007;**
- 3 ENDORSES a formal delegation comprising of the Mayor and the Chief Executive Officer to represent the City and to lead the delegation;**

- 4 APPROVES that the City pay the associated costs for airfares, accommodation and incidental expenses for the Mayor and the Chief Executive Officer of Joondalup as outlined in Report CJ120-07/07;**
- 5 ENDORSES the following stakeholders (or their representatives) to be part of the official delegation:**
- |                            |   |
|----------------------------|---|
| <b>Mr Kerry Cox</b>        | <b>Vice Chancellor Edith Cowan University</b>     |
| <b>Mr Karl O'Callaghan</b> | <b>Commissioner of Police</b>                     |
| <b>Mrs Sue Slavin</b>      | <b>Managing Director West Coast TAFE</b>          |
| <b>Mr James Chan</b>       | <b>Managing Director Joondalup Resort</b>         |
| <b>Mr Russell Crook</b>    | <b>President Joondalup Business Association</b>   |
| <b>Mr Kempton Cowan</b>    | <b>Managing Director Joondalup Hospital</b>       |
| <b>Mr Andrew Slomp</b>     | <b>President Sunset Coast Tourism Association</b> |
| <b>Mr Paul Leech</b>       | <b>Principal Woodvale High School</b>             |
- 6 NOTES that all costs associated with stakeholder attendance are to be borne by the stakeholders;**
- 7 NOTES that any other Elected Members wishing to participate in the delegation may do so at their own expense and the Council must formally agree to this.**

## **CJ121-07/07      JOINT FEASIBILITY STUDY WITH THE CITY OF WANNEROO - ANIMAL FACILITY AND PET CREMATORIUM – [24095]**

**WARD:** All

**RESPONSIBLE  
DIRECTOR:** Mr Ian Cowie  
Governance and Strategy

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### **PURPOSE/EXECUTIVE SUMMARY**

To provide information on current arrangements for impounding and processing dogs within the Cities of Wanneroo and Joondalup with a view to undertaking a joint feasibility study for a new or expanded pound facility in 2007/2008.

### **BACKGROUND**

At its Meeting of 27 March 2007, Council resolved:

*“That a report be presented to Council that:*

- 1      Addresses the feasibility of a joint study into a combined Animal Facility and Pet Crematorium with the City of Wanneroo;*
- 2      Assesses the appropriateness of corresponding with the City of Wanneroo seeking an Administration report to the City of Wanneroo Council on the feasibility of a joint study into a combined Animal Facility and Pet Crematorium with the City of Joondalup in the 2007/08 financial year.”*

### **Current Arrangements**

Approximately 60% of the total of core duties performed by the City's Ranger Services involves animal management, and a proportion of those duties include the collection and impounding of dogs. The City of Joondalup has over 23,000 registered dogs within its boundaries and impounds approximately 600 dogs per year. Until 1999, the City of Joondalup used the pound facility operated by the City of Wanneroo. Subsequently, a contract with the RSPCA to house and dispose of its impounded dogs was established. Due to the limited number of service providers existing within the industry, the RSPCA was the only tender submission made to the City. As such, the City did not have the option of choosing another provider.

A number of issues have risen as a result of this contract, which may be identified as drivers for change in current arrangements.

#### *Travelling time and distance from the City's boundaries to the RSPCA Shelter in Malaga.*

There is approximately one-hour of travelling time from when a dog is collected to the time the officer returns from the shelter. This will be dependent on traffic flow and the time taken to accommodate a dog within the shelter. To offset rising fuel costs, the City has been forced to increase its fees and charges to residents. The distance travelled to the RSPCA Shelter has been the major influence for the City increasing its dog impound charges across the board.

### Limited space in kennels

One kennel block is allocated to the City for impounding dogs and this facility is shared with two other local governments. When the Shelter is at capacity, alternative arrangements for housing dogs are necessary, (such as the City's holding pen at the Winton Road Depot). This causes significant time delays and lost productivity for the City. Recent meetings with RSPCA administrators have indicated that there are no plans to expand the capacity of the shelter in the foreseeable future.

### Parvo Outbreaks

Access to the Shelter is also limited when there are outbreaks of the Parvo Virus. On some of the occasions where virus outbreaks cannot be contained, temporary arrangements have been made to keep the impounded animals at the Winton Road Depot until they can be returned to their owners.

### Dog Registrations

The RSPCA acts as a registration agent so that all claimed dogs are registered before they leave the Shelter. While this has resulted in a general increase in dog registrations and revenue for the City, problems have arisen where processed registration forms and revenue from the transactions have not been transferred to the City. Approximately \$20,000 is currently outstanding.

## **Developments at the City of Wanneroo**

A report was presented at a recent City of Wanneroo Council Meeting, which identified that the pound facility has reached operating capacity and that there is a need for alternative arrangements. Such arrangements could include either development of a facility at Flynn Drive Industrial Estate, Neerabup in partnership with the City of Joondalup or expanding the current facility at the Ashby Depot with capacity to meet the needs of both Local Governments. The City of Wanneroo's 'preferred model' for a new (or expanded) facility is the one currently in operation at the City of Stirling. This facility has a combined pound and crematoria and has provided a new income stream for the City of Stirling.

## **Stirling Animal Care Facility and Pet Crematoria**

Impounded dogs of Stirling residents are housed at the City of Stirling's Animal Care Facility. Services provided by the facility include:

- Preview and sale of unclaimed dogs: By making unsterilised dogs considerably more expensive, customers are encouraged to purchase sterilised dogs from the facility;
- Dog registration: Revenue raised is placed directly into the City's accounts without reliance on third parties;
- Pet Funeral Service: Offers individual cremations, a collection service, viewing facilities, pet funeral lounge and a memorial wall;
- Deceased pet collection: Within business hours, is provided free for Stirling residents and is available to outside residents at a flat charge. A new cremator was installed in March 2006, which meets strict Department of Environment and Conservation standards and exceeds tough European emissions control standards. The City of Stirling's Pet Funeral Service is one of only two services of its kind available within the Perth Metropolitan Area. As such, the service provides considerable revenue for the City.



## **DETAILS**

The costs involved in building a facility, that is similar to the City of Stirling model, are significant, as are the costs of operating the facility per annum, including staffing arrangements and general administration. Therefore, to properly consider the implications of such a project, a detailed feasibility study, which includes a cost benefit analysis of either course of action, would be advisable.

### **Link to Strategic Plan:**

Objective 4.2: To provide quality services with the best use of resources.

Strategy 4.2.1: Provide efficient and effective service delivery.

### **Legislation – Statutory Provisions:**

Not Applicable.

### **Risk Management considerations:**

The detailed feasibility study will identify the risks.

### **Financial/Budget Implications:**

A combined feasibility study would cost approximately \$40,000 (\$20,000 from each of the Cities).

### **Policy Implications:**

Any feasibility study that looks at the potential acquisition of a City asset, must take into consideration the City's Asset Management Policy, ensuring that key principles and objectives remain aligned.

A detailed feasibility study should include consideration of the impacts of the National Competition Policy (NCP), on the proposal.

### **Regional Significance:**

Should the Council decide to pursue a joint detailed feasibility study it will provide another opportunity for a regional partnership with the City of Wanneroo.

### **Sustainability Implications:**

The sustainability of this project would be dependent upon the outcomes of the detailed feasibility study.

### **Consultation:**

Internal consultation would be necessary with a number of Business Units. The detailed feasibility study may require additional consultation.

## **COMMENT**

The City of Wanneroo supports undertaking a feasibility study into the construction of a combined Animal Facility and Pet Crematoria with the City of Joondalup. Administration at the City of Wanneroo has set aside \$20,000 for half of the costs of the feasibility study.

## **ATTACHMENTS**

Nil.

## **VOTING REQUIREMENTS**

Simple Majority.

## **RECOMMENDATION**

### **That Council:**

- 1 NOTES the City of Wanneroo's willingness to contribute to a joint feasibility study;**
- 2 AUTHORISES further investigation into the cost benefits of building and operating a joint pound and crematoria facility with the City of Wanneroo through a detailed feasibility study.**

**CJ122-07/07      MINUTES OF EXTERNAL COMMITTEE   - [02153]  
[41196]**

**WARD:** All

**RESPONSIBLE  
DIRECTOR:** Mr Ian Cowie  
Governance and Strategy

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**PURPOSE**

To submit minutes of an external committee to Council for information.

**DETAILS**

The following minutes are provided:

- Meeting of Tamala Park Regional Council held 14 June 2007

**ATTACHMENTS**

Attachment 1      Minutes of Meeting of Tamala Park Regional Council held 14 June 2007

**VOTING REQUIREMENTS**

Simple Majority

**RECOMMENDATION**

**That Council NOTES the Minutes of the Tamala Park Regional Council Meeting held on 14 June 2007 forming Attachment 1 to Report CJ122-07/07.**

*Appendix 1 refers - this attachment is not available on hard copy agendas.*

*To access this attachment on electronic document, click here: [Attach1brf100707.pdf](#)*

## **CJ123-07/07      DEVELOPMENT OF AN ELECTRONIC WEB-BASED EMAIL      COMMUNICATIONS      SYSTEM      AND DATABASE - [65597] [11866]**

**WARD:** All

**RESPONSIBLE  
DIRECTOR:** Mr Ian Cowie  
Governance and Strategy

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### **PURPOSE**

For the Council to consider the possible implementation of an electronic web-based email communications system and database to assist with improving communication channels with its residents, ratepayers and stakeholders.

### **EXECUTIVE SUMMARY**

The Council requested a report be prepared that details the development of an electronic web-based email communications system and database.

The ability to effectively communicate with the community of the City and other target markets greatly assists community awareness of issues facing the City of Joondalup. Currently the City uses such mediums as: -

- Local and state newspapers;
- Web page (static information);
- Council newsletters; and
- Public displays.

It is acknowledged that not all sectors of the City's community either purchase a state paper or receive the local paper on a regular basis so enhancing the City's electronic communication tools will complement the existing suite of communication methods.

### **BACKGROUND**

The Council at its meeting held on 22 May 2007 (Item C28-05/07 refers) resolved as follows:

*"That Council REQUESTS the Chief Executive Officer to prepare a report that details the potential development of an electronic web-based email communications system and database that will provide Council with the means of directly communicating advertised public notices to relevant ratepayers and stakeholders on a Ward basis electronically, rather than relying on a weekly printed media which many areas of our community do not receive regularly or at all."*

The request was from a notice of motion submitted by Councillor John who stated her reasons as follows:

*"Improving Council's ability to communicate and liaise with our community and ratepayers will certainly assist the Councillors and the Administration in our public consultation processes."*

## DETAILS

The City uses electronic media for a variety of communication with the community, which includes to:

- Provide information to the community
- Enable business with Council online (e.g. paying Council fees, filling out forms)

### Issues and options considered:

Electronic media that may be used in e-consultation offers the following opportunities: -

- Internet forums (also known as “e-forums”)
- Online polls
- Online surveys
- Online feedback forms
- Webinars (online seminars or meetings)
- Web casting meetings
- Pod casting
- Electronic voting

### Link to Strategic Plan:

Outcome – The City of Joondalup is an interactive community.

Objective 4.3: To ensure the City responds to and communicates with the community

Strategies      4.3.1 – provide effective and clear community consultation.  
                     4.3.2 – provide accessible community information.  
                     4.3.3 – provide fair and transparent decision-making processes.

Outcome:      The City of Joondalup is recognised as a unique City.

Objective 4.4: To develop community pride and identity

Strategy      4.4.1 – build and develop marketing opportunities to promote the City.

### Legislation – Statutory Provisions:

Not Applicable.

### Risk Management considerations:

As the demand for online communications increases, if the City does not position itself to meet the demands from its residents to communicate through electronic means, key messages to certain target markets will be lost as the reliance on the traditional print media can not be maintained.

This is evident that relying on communicating through traditional means of print media may also miss certain sectors of the community who do not either purchase a state newspaper or receive local newspaper.

### Financial/Budget Implications:

There is an amount of \$30,000 listed on the 2007/08 budget to enhance the City's website.

**Policy Implications:**

Not Applicable.

**Regional Significance:**

Not Applicable.

**Sustainability Implications:**

Implementing improved or alternative methods to be able to communicate with the City's residents, ratepayers and stakeholders will improve the social sustainable aspects of the community and in particular will:

- Address the diverse needs of all sectors of the City of Joondalup's community;
- Facilitate an improvement in access or be accessible to all sectors of the community;
- Improve the level of awareness of the City's activities and services;
- Assist in advising the community of consultation issues.

**Consultation:**

Not Applicable.

**COMMENT**

It is acknowledged that some areas of the community do not receive the local paper on a regular basis and there is the need to examine other avenues to communicate with the community.

The ability to utilise an email communications system and database would be of substantial benefit as another means of communicating with the residents of the City. The concept is supported.

In an effort to address the communication issues, the City has introduced the following:

- An electronic version of the Joondalup Voice publication which is emailed fortnightly;
- An electronic version of the Council News Publication which is produced quarterly;
- e-communication in the form of an email which advises subscribers of public notice information, such as public comment/consultation issues.

It is intended to grow this ability to allow members of the community to subscribe to receive information such as:

- Vacancies at the City;
- Tenders;
- Economic development issues;

It is suggested that the electronic web-based email communication system and database be further developed as part of the proposed web interface enhancement.

**ATTACHMENTS**

Nil.

## **VOTING REQUIREMENTS**

Simple Majority

## **RECOMMENDATION**

**That Council NOTES that the development of an electronic web-based email communications system and database will be continued to be developed in conjunction with the redevelopment of the City of Joondalup's web page.**

## **CJ124-07/07      MINUTES OF THE SUSTAINABILITY ADVISORY COMMITTEE HELD ON 24 MAY 2007 - [00906]**

**WARD:** All

**RESPONSIBLE DIRECTOR:** Mr Ian Cowie  
Governance and Strategy

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### **PURPOSE**

To submit the unconfirmed minutes of the Sustainability Advisory Committee to Council for noting and recommend appropriate action in relation to the decisions of the Committee.

### **EXECUTIVE SUMMARY**

A meeting of the Sustainability Advisory Committee was held on 24 May 2007.

The items of business that were considered by the Committee were:

- Resignation from the Sustainability Advisory Committee
- Introduction of BASIX
- Oil Depletion Protocol

It is recommended that Council:

- 1 *NOTES the unconfirmed minutes of the Sustainability Advisory Committee held on 24 May 2007 forming Attachment 1 to Report CJ124-07/07;*
- 2 *ACCEPTS the resignation of Mr Denis Godley and THANKS Mr Godley for his commitment and contribution to the work of the Committee;*
- 3 *BY AN ABSOLUTE MAJORITY, REDUCES the number of members on the Sustainability Advisory Committee to ten persons.*

### **BACKGROUND**

The objectives of the Sustainability Advisory Committee are:

- 1 To recommend to the City of Joondalup Council on policy, advice and appropriate courses of action which promote sustainability, which is:
  - (a) environmentally responsible,
  - (b) socially sound, and
  - (c) economically viable
- 2 To provide advice to Council on items referred to the Committee from the City of Joondalup Administration.

The Committee membership comprises of four Councillors, representatives from ECU and TAFE, and community members with specialist knowledge of sustainability issues.



## DETAILS

### Issues and options considered:

The Motions moved at the Sustainability Advisory Committee meeting held on 24 May 2007 are shown below, together with officer's comments.

#### **1 Resignation from the Sustainability Advisory Committee**

The following Motion was carried:

*"That the Sustainability Advisory Committee recommends to Council that it:*

- 1 *ACCEPTS the resignation of Mr Denis Godley;*
- 2 *THANKS Mr Godley for his commitment and contribution to the work of the Committee;*
- 3 *REQUESTS Council to reduce the official number of members on the Sustainability Advisory Committee to ten persons to facilitate achievement of a quorum."*

#### Officer's Comment

Recommendations 1, 2 and 3 are supported.

#### **2 Introduction of BASIX**

The following Motion was carried:

*"That the Sustainability Advisory Committee recommends to Council that it NOTES the status of the BASIX proposal and REQUESTS that a further report on the new energy and water codes will be presented at a future meeting and that the report provides information on the implications of the retro fitting under the new codes."*

#### Officer's Comment

The report will be submitted to the next meeting on the Sustainability Advisory Committee.

#### **3 Oil Depletion Protocol**

The following Motion was carried:

*"That the Sustainability Advisory Committee DEFERS this report on the Oil Depletion Protocol until the next meeting of the Sustainability Advisory Committee."*

#### Officer's Comment

The report will be resubmitted to the next meeting of the Sustainability Advisory Committee.

**REQUESTS FOR REPORTS FOR FUTURE CONSIDERATION:**

The following reports were requested at the meeting of the Sustainability Advisory Committee:

**1 New energy and water codes**Officer's Comment

The report will be submitted to the next meeting of the Sustainability Advisory Committee.

**2 Solar energy systems**Officer's Comment

The report will be submitted to the next meeting of the Sustainability Advisory Committee.

**Link to Strategic Plan:**

Key Focus Area: Organisation Development

Objective 4.3 To ensure the City responds to and communicates with the community

**Legislation – Statutory Provisions:**

The Committee is established in accordance with the Local Government Act 1995.

**Risk Management considerations:**

Not Applicable.

**Financial/Budget Implications:**

Not Applicable.

**Policy Implications:**

Not Applicable.

**Regional Significance:**

The Sustainability Advisory Committee provides an opportunity for consideration of regional matters that may impact on local sustainability.

**Sustainability Implications:**

The Sustainability Advisory Committee provides a forum for consideration of a range of sustainability issues by elected members and community representatives with local knowledge and expertise.

**Consultation:**

Not Applicable.

**COMMENT**

Not Applicable.

**ATTACHMENTS**

Attachment 1            Minutes of the Sustainability Advisory Committee meeting held on 24 May 2007

**VOTING REQUIREMENTS**

Absolute Majority.

**RECOMMENDATION****That Council:**

- 1        NOTES the unconfirmed minutes of the Sustainability Advisory Committee held on 24 May 2007 forming Attachment 1 to Report CJ124-07/07;**
- 2        ACCEPTS the resignation of Mr Denis Godley and THANKS Mr Godley for his commitment and contribution to the work of the Committee;**
- 3        BY AN ABSOLUTE MAJORITY, REDUCES the number of members on the Sustainability Advisory Committee to ten persons.**

*Appendix 2 refers*

To access this attachment on electronic document, click here: [Attach2brf100707.pdf](#)

**CJ125-07/07 TAMALA PARK REGIONAL COUNCIL: DRAFT FUTURE PLAN 2007-2010 – [41586]**

**WARD:** All

**RESPONSIBLE DIRECTOR:** Mr Ian Cowie  
Governance and Strategy

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**PURPOSE/EXECUTIVE SUMMARY**

For Council to provide feedback to the Tamala Park Regional Council on its draft Future Plan 2007-2010.

**BACKGROUND/DETAILS**

The Tamala Park Regional Council has produced a draft plan for the future and is seeking public feedback. As a key Regional Council stakeholder, it is important for the City of Joondalup to consider the draft plan and provide comments.

The draft plan provides a background to the Regional Council and explains the consultation process. The plan then emphasises smart growth principles of development which include:

- incorporating sustainable design principles into the development;
- adopting energy efficient building standards;
- creating walkable neighbourhoods with a strong sense of place;
- creating local employment opportunities, etc

The plan also gives significant prominence to environmental concerns and responsibilities. It mentions that the urban development site “is ideally placed to embrace all of the (environmental) possibilities that are, or can be made, economically viable”. Here, the draft plan notes that the development could consider complete energy generation self-sufficiency and a reduction of per person potable water use by 50%.

The draft plan’s vision is to “create an urban centre for choice, sustainability, community and opportunity”. This reflects the desire to address environmental impacts and supports the implementation of smart growth philosophies. The draft plan then identifies a series of constraints and opportunities before outlining a range of key project elements. Overall, these are considered reasonable.

It will be important for the Regional Council to meet frequently to enable the Plan to be implemented and the land development to progress appropriately.

It is also considered important that the future plan specifically name those local governments which are members of the Regional Council. It may be appropriate for this to occur in Section 3 of the Plan.

**Issues and options considered:**

Council could decide to:

- support the draft plan in its current format (noting and, in particular, supporting its focus on environmental issues and smart growth philosophies as outlined above);
- suggest amendments to the draft plan; or

- reject the draft plan

**Link to Strategic Plan:**

Not Applicable.

**Legislation – Statutory Provisions:**

Section 5.56 of the Local Government Act requires Regional Councils to prepare future plans.

**Risk Management considerations:**

If the development of land at Tamala Park does not occur appropriately, the City could face financial risks (that is reduced returns) or the development could cause environmental and/or social problems.

**Financial/Budget Implications:**

There are no financial or budget implications associated with this draft plan although the development itself has significant financial implications for the City.

**Policy Implications:**

Not Applicable.

**Regional Significance:**

The Tamala Park initiative will have significant regional implications.

**Sustainability Implications:**

The draft plan places a high priority on sustainability.

**Consultation:**

The City is being asked to comment on the draft plan by the Regional Council.

**COMMENT**

The draft plan appears reasonable and worthy of support.

**ATTACHMENTS**

Attachment 1            Draft Future Plan

**VOTING REQUIREMENTS**

Simple Majority.

**RECOMMENDATION**

**That Council NOTES the draft Future Plan 2007-2010 from the Tamala Park Regional Council forming Attachment 1 to this Report and ENDORSES the submission of broad supportive comments to the Regional Council in line with the comments made in Report CJ125-07/07, in particular, the comments submitted should support the benefits of applying the Smart Growth principle and commend the prominence given to environmental responsibilities.**

*Appendix 3 refers*

*To access this attachment on electronic document, click here: [Attach3brf100707.pdf](#)*

<b>Name/Position</b>	<b>Mr Mike Tidy – Director Corporate Services</b>
<b>Item No/Subject</b>	Item 8 – List of Payments made during the Month of May 2007
<b>Nature of interest</b>	Interest that may affect impartiality
<b>Extent of Interest</b>	This list includes a payment to Wheelchair Sports WA Association. Mr Tidy is not personally a member, however his children are and have received benefits from that Association.

## **CJ126-07/07 LIST OF PAYMENTS MADE DURING THE MONTH OF MAY 2007 – [09882]**

<b>WARD:</b>	All
<b>RESPONSIBLE DIRECTOR:</b>	Mr Mike Tidy Corporate Services

### **PURPOSE**

To present to Council the list of accounts paid under the CEO's delegated authority during the month of May 2007 to note.

### **EXECUTIVE SUMMARY**

This report presents the list of payments made under delegated authority during the month of May 2007, totalling \$7,406,085.42.

It is recommended that Council NOTES the CEO's list of accounts for May 2007 paid under delegated authority in accordance with regulation 13 (1) of the Local Government (Financial Management) Regulations in Attachments A, B and C to Report CJ126-07/07, totalling \$7,406,085.42.

### **BACKGROUND**

Council has delegated to the Chief Executive Officer the exercise of its power to make payments from the City's Municipal and Trust funds. In accordance with Regulation 13 of the Local Government (Financial Management) Regulations 1996 a list of accounts paid by the Chief Executive Officer is to be provided to Council, where such delegation is made.

### **DETAILS**

The table below summarises the payments drawn on the funds during the month of May 2007. Lists detailing the payments made are appended as Attachments A and B. The vouchers for the month are appended as Attachment C.

<b>FUNDS</b>	<b>DETAILS</b>	<b>AMOUNT</b>
Municipal Account	<b>Cheques</b> 78771 - 79049 EFT 11408 - 11830 Net of cancelled payments	\$5,125,556.34
	<b>Vouchers</b> 270A – 278A	\$2,250,560.53
Trust Account	<b>Cheques</b> 201396 - 201457 Net of cancelled payments	\$29,968.55
<b>Total</b>		<b>\$7,406,085.42</b>

**Issues and Options Considered:**

Not Applicable.

**Link to Strategic Plan:**

Strategy 4.1.1 – Ensure financial viability and alignment to plan.

**Legislation – Statutory Provisions:**

The Council has delegated to the CEO the exercise of its authority to make payments from the Municipal and Trust Funds, therefore in accordance with Regulation 13(1) of the Local Government (Financial Management) Regulations 1996, a list of accounts paid by the CEO is prepared each month showing each account paid since the last list was prepared.

**Risk Management Considerations:**

In accordance with section 6.8 of the Local Government Act 1995, a local government is not to incur expenditure from its municipal fund for an additional purpose except where the expenditure is authorised in advance by an absolute majority of Council.

**Financial/Budget Implications:**

All expenditure from the Municipal Fund was included in the 2006/7 Annual Budget as adopted by Council at its meeting of 25 July 2006, or approved in advance by Council.

**Policy Implications:**

All expenditure included in the list of payments is drawn from the City's accounting records.

**Sustainability Implications:**

Expenditure has been incurred in accordance with budget parameters, which have been structured on financial viability and sustainability principles.

**Consultation:**

In accordance with Section 6.2 of the Local Government Act 1995, the annual budget was prepared having regard to the Strategic Financial Plan 2006/07-2009/10 which was available for public comment from 29 April 2006 to 29 May 2006 with an invitation for submissions in relation to the plan.

**COMMENT**

All Municipal Fund expenditure included in the list of payments is in accordance with the 2006/07 Annual Budget as adopted by Council at its meeting of 25 July 2006, or has been authorised in advance by Council where applicable.

**ATTACHMENTS**

Attachment A	CEO's Delegated Municipal Payment List for the month of May 2007
Attachment B	CEO's Delegated Trust Payment List for the month of May 2007
Attachment C	Municipal and Trust Fund Vouchers for the month of May 2007



## **VOTING REQUIREMENTS**

Simple Majority.

## **RECOMMENDATION**

**That Council NOTES the Chief Executive Officer's list of accounts for May 2007 paid under delegated authority in accordance with regulation 13 (1) of the Local Government (Financial Management) Regulations 1996 forming Attachments A, B and C to Report CJ126-07/07, totalling \$7,406,085.42.**

*Appendix 5 refers*

*To access this attachment on electronic document, click here: [Attach5brf100707.pdf](#)*

## **CJ127-07/07 MINUTES OF THE STRATEGIC FINANCIAL MANAGEMENT COMMITTEE MEETING HELD ON 10 MAY 2007 – [51567]**

**WARD:** All

**RESPONSIBLE DIRECTOR:** Mr Mike Tidy  
Corporate Services

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### **PURPOSE**

To submit the unconfirmed minutes of the Strategic Financial Management Committee to Council for noting and recommend appropriate action in relation to the decisions of the Committee.

### **EXECUTIVE SUMMARY**

A meeting of the Strategic Financial Management Committee was held on 10 May 2007.

The item of business that was considered by the Committee was:

Item 1 Workshop Alternative Revenue Streams

*It is recommended that Council NOTES the unconfirmed minutes of the Strategic Financial Management Committee meeting held on 10 May 2007, forming Attachment 1 to Report CJ127-07/07.*

### **BACKGROUND**

At its meeting held on 2 November 2004 (Item CJ249-11/04 refers) Council established the Strategic Financial Management Committee with the following terms of reference:

- 1 Promote and advocate sound financial management within the City and provide advice to the Council on strategic financial management issues;
- 2 In particular advise Council on:
  - (a) How funding can be achieved for any major capital works project before the Council makes a commitment to a project;
  - (b) Levels of service delivery – determine:
    - (i) which services to be provided;
    - (ii) Standards of service. Such standard will be determined with reference to:
      - best industry practice standards where applicable;
      - internally agreed standards which will be determined with reference to local community expectations;
  - (c) Preparation of the Plan for the Future with high priority being given to ensure that the Plan is achievable in the long term;
  - (d) Alignment of the Plan for the Future to the Council's Strategic Plan;

- (e) Consideration of public submissions to the Plan for the Future;
  - (f) Final acceptance of the Plan for the Future'
- 3 Policy development and review of policies with financial implications for the City.

## DETAILS

### Issues and options considered:

The Motion moved at the Strategic Financial Management Committee meeting held on 10 May 2007 is shown below, together with officer's comments.

#### Item 1 Workshop Alternative Revenue Streams

The following motion was moved at the Committee meeting on 10 May 2007:

*That the Strategic Financial Management Committee:*

- 1 *REQUESTS that the following potential optional income streams be further explored:*
- *Environmental levy*
  - *Car parking*
    - *Paid Parking*
    - *Management of car parks at ECU and Joondalup Health Campus*
    - *Parking infringements*
    - *Cash in lieu payments*
  - *Building and land licence fees*
  - *Rating*
    - *Hillarys Marina*
    - *Differential rating*
    - *Levy/Service Charge for specific purposes ie security services*
  - *Ocean Reef development potential*
  - *High rise development*
  - *Boundary realignment*
  - *Net energy export*
  - *Shared services with adjoining local governments*
  - *Fees and Charges*
    - *User pays fee structure*
    - *Casual hire fees for facilities to be near market value*
    - *Bonds to be realistic*
    - *Property rental*
    - *Club leases*
    - *Reduced 'free use' of facilities*
  - *City assets*
    - *Rationalisation*

- *Development of property*
- *Phone towers*
  
- *Sale of advertising on street signs*
- *Legislation change to enable commercial development*
- *Alfresco dining*
- *% GST*
- *Advertising – web page and publications*
- *Investment policy;*

2 *NOTES that the items raised in 1 above have not been endorsed at this stage, and are merely for further investigation.*

#### Officer's Comment

Action has commenced in relation to exploring these possible income streams.

#### **Request For Information**

The following request for information was raised at the Strategic Financial Management Committee in relation to Review of contract services:

- whether a major review has been undertaken on how the City contracts out for its services;
- how the City defines what each contract is for, and;
- can improvements be made to the process.

#### Officer's Comment

- Research indicates that there does not appear to have been any 'major reviews' in relation to how the City contracts out for its services. Rather the approach has been one of continuous improvement. In that regard there have been quite a number of changes in the last twelve months.
- Each contract requires a detailed specification for what is intended to be supplied whether services or goods. Developing the specification can quite often be the most resource intensive component of the process.
- Improvements can always be made to improve process and as mentioned quite a number have been made in the last twelve months, in particular focussing on reducing report writing and duplication, reducing contract extension provisions and streamlining the operation of tender review panels.

#### **Link to Strategic Plan:**

Key Focus Area 4 - Organisational Development

- 4.1 To manage the business in a responsible and accountable manner;
- 4.1.1 Ensure financial viability and alignment to plan.

#### **Legislation – Statutory Provisions:**

In accordance with Section 2.7 of the Local Government Act 1995, included in the role of the Council is the responsibility to oversee the allocation of the local government's finances and resources.

Section 5.8 of the Local Government Act 1995 provides for a local government to establish a committee to assist the Council.

**Risk Management considerations:**

The main risk considerations related to the SFMC are of an economic nature and pertain principally to issues of sustainability.

**Financial/Budget Implications:**

The terms of reference of the SFMC include promoting and advocating sound financial advice to the Council on strategic financial management issues.

**Policy Implications:**

Not Applicable.

**Sustainability Implications:**

The terms of reference of the SFMC are consistent with establishing a sustainable financial plan for the future by advising Council on funding for capital works projects, levels of service and preparation of the Strategic Financial Plan.

**Consultation:**

Not Applicable.

**COMMENT**

Not Applicable.

**ATTACHMENTS**

Attachment 1            Minutes of the Strategic Financial Management Committee meeting held on 10 May 2007

**VOTING REQUIREMENTS**

Simple Majority

**RECOMMENDATION**

**That Council NOTES the unconfirmed minutes of the Strategic Financial Management Committee meeting held on 10 May 2007, forming Attachment 1 to Report CJ127-07/07.**

*Appendix 6 refers*

To access this attachment on electronic document, click here: [Attach6brf100707.pdf](#)

## **CJ128-07/07 FINANCIAL ACTIVITY STATEMENT FOR THE PERIOD ENDED 31 MAY 2007 – [07882]**

**WARD:** All

**RESPONSIBLE DIRECTOR:** Mr Mike Tidy  
Corporate Services

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### **PURPOSE**

The May 2007 financial activity statement is submitted to Council to be noted.

### **EXECUTIVE SUMMARY**

The May 2007 year to date report shows an overall variance (under spend) of \$6.7m when compared to the year to date revised budget approved by Council at its meeting of 27 February 2007 (CJ036-02/07 refers).

Details of the variance are provided in the attached notes and can be summarised as follows:

- The **Operating Surplus** is \$14.4m compared to a budgeted surplus of \$12.5m at the end of May 2007. The \$1.9m variance is primarily due to additional revenue from fees and charges, interest earnings and rates income and lower than budgeted expenditure mainly in employee costs and utilities. This is partially offset by lower than budgeted government grants received.
- **Capital Expenditure** is \$15.8m against the year to date budget of \$20.6m. The \$4.8m under spend is due to delays in purchasing of vehicles and buildings, the construction of car park infrastructure and other infrastructure assets and the implementation of information technology projects.

*It is recommended that Council NOTES the Financial Activity Statement for the period ended 31 May 2007 forming Attachment A to Report CJ128-07/07.*

### **BACKGROUND**

The Local Government (Financial Management) Regulations 1996 requires the production of financial activity statements. Council approved at the 11 October 2005 meeting to accept the monthly Financial Activity Statement according to nature and type classification.

### **DETAILS**

The financial activity statement for the period ended 31 May 2007 is appended as Attachment A.

### **Issues and options considered:**

Not Applicable.

### **Link to Strategic Plan:**

Objective 4.1.1 – Ensure financial viability and alignment to plan.

**Legislation – Statutory Provisions:**

Section 6.4 of the Local Government Act 1995 requires a local government to prepare an annual financial report for the preceding year and such other financial reports as are prescribed.

Regulation 34(1) of the Local Government (Financial Management) Regulations 1996 as amended, requires the local government to prepare each month a statement of financial activity reporting on the sources and applications of funds as set out in the annual budget.

**Risk Management considerations:**

In accordance with section 6.8 of the Local Government Act 1995, a local government is not to incur expenditure from its municipal fund for an additional purpose except where the expenditure is authorised in advance by an absolute majority of Council.

**Financial/Budget Implications:**

Refer Attachment A.

**Policy Implications:**

All expenditure included in the Financial Activity Statement is drawn from the City's accounting records.

**Regional Significance:**

Not Applicable.

**Sustainability Implications:**

Expenditure has been incurred in accordance with budget parameters which have been structured on financial viability and sustainability principles.

**Consultation:**

In accordance with Section 6.2 of the Local Government Act 1995, the annual budget was prepared having regard to the Strategic Financial Plan, prepared under Section 5.56 of the Local Government Act 1995, which was made available for public comment from 29 April to 29 May 2006.

**COMMENT**

All expenditures included in the Financial Activity Statement are incurred in accordance with the adopted 2006/07 Revised Budget or have been authorised in advance by Council where applicable.

**ATTACHMENTS**

Attachment A - Financial Activity Statement for the period ended 31 May 2007.

**VOTING REQUIREMENTS**

Simple Majority.

**RECOMMENDATION**

**That Council NOTES the Financial Activity Statement for the period ended 31 May 2007 forming Attachment A to Report CJ128-07/07.**

*Appendix 7 refers*

*To access this attachment on electronic document, click here: [Attach7brf100707.pdf](#)*



## **CJ129-07/07 TENDER 032-06/07 PROVISION OF ASSET MANAGEMENT SERVICES FOR THE CITY OF JOONDALUP – [71598]**

**WARD:** All

**RESPONSIBLE DIRECTOR:** Mr Dave Djulbic  
Infrastructure Services

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### **PURPOSE/EXECUTIVE SUMMARY**

This report seeks the approval of Council to accept the tenders submitted by Maunsell Australia Ltd, GHD Pty Ltd, Opus International, Australian Valuation Partners, Pavement Management Services, Donald Cant Watts Corke and Bowden Tree Consultancy for the provision of Asset Management Services to the City of Joondalup.

### **BACKGROUND**

The City's asset management system is undergoing significant improvement. An asset management policy has recently been endorsed by Council (March 2007). This policy defined a vision for asset management and establishes key asset management decision-making principles.

The City has also joined the Western Australia Asset Management Improvement Program (WAAMI). This program was developed by a local government-working group comprising the Western Australian Local Government Association and the Department of Local Government and Regional Development amongst others. The program aims to facilitate asset management improvement in Western Australian local governments via three core elements:

- Building awareness;
- Providing tools; and
- Developing a self assessment and improvement framework

At the end of the WAAMI program the City will have documented, adopted and implemented the following:

- An asset management policy;
- An asset management strategy;
- Asset management plans for assets; and
- A financial plan for asset management

To date, the City has participated in two WAAMI workshops, finalised the policy and developed a strategy. The next stage is to implement the asset management plans which are the focus of this tender and this report. Such asset management plans require a detailed understanding of City assets including their value, their condition and life expectancy.

### **DETAILS**

Tenders were advertised on 21 March 2007 through statewide public notice for provision of Asset Management Consultancy Services for the City of Joondalup. The scope of the consultancy services to be provided by the successful tenderers is outlined in Attachment 1. These services include acquiring data on current assets held, valuing assets, inspecting

assets and conducting analyses of assets held. Tenders closed on Thursday 12 April 2007 and eleven (11) submissions were received, being:

<b>Tenderer</b>	<b>Average Hourly Rate for Various Services and Key Personnel (GST Exclusive)</b>
Bowden Tree Consultancy	\$80.00
GeoCompServices	\$111.62
Alba Management Solutions Pty Ltd	\$130.00
Opus International Consultants (PCA) Ltd	\$153.37
Maunsell Australia Pty Ltd	\$158.50
Donald Cant Watts Corke (WA) Pty Ltd	\$168.33
Jones Lang LaSalle (WA) Pty Ltd	\$170.63
Australian Valuation Partners	\$175.00
GHD Pty Ltd	\$194.64
Pavement Management Services	\$213.25
B G & E Pty Ltd	Non-compliant offer

The first part of the tender evaluation process was to check conformance to the Compliance Criteria, in order to ensure that tenderers met all essential requirements. Tenders not meeting all the essential requirements are deemed to be non-conforming and are eliminated from further consideration.

The submission by BG & E Pty Ltd was deemed to be non-compliant, as they did not warrant unconditional acceptance of the specifications in the request. Consequently, this submission was deemed non-conforming and not considered further. The other submissions were considered compliant and remained for further consideration.

Each member of the Evaluation Panel assessed the remaining tender submissions individually against the selection criteria using the weightings determined during the tender planning phase. The Evaluation Panel then convened to submit and discuss their assessments, leading to a ranking of each submission.

All submissions were assessed against the tender selection criteria by the Evaluation Panel using a weighted multi-criterion assessment system and AS 4120-1994 'Code of Tendering', ensuring compliance with *Regulation 18(4)* of the *Local Government (Functions and General) Regulations 1996*.

The Evaluation Panel determined that the offers of Maunsell Australia Ltd, GHD Pty Ltd, Opus International, Australian Valuation Partners, Pavement Management Services, Donald Cant Watts Corke and Bowden Tree Consultancy achieved weighted scores from 70% to 87% in the evaluation process and are well established consultancy firms within their sphere of operations. The proposed teams with comprehensive experience represent 'best value' to the City and are all recommended to be established as service providers on a Panel Contract to be used for a range of services 'as and when required' at the hourly rates as submitted. The other tenderers achieved qualitative scores of less than 70% and were not considered to represent 'best value' for the City.

Nominating a number of tenderers, as preferred service providers will provide the City with flexible and reliable services to cater for all asset management consultancy service requirements.

The protocol that applies to this tender is that the City will ensure the service provider with the 'best value' project costing will be contracted to provide the service. If that service provider is not able to meet the required service timeframes then the City will seek those services from the next cheapest service provider.

This protocol will enable the City to obtain flexibility from its approved service providers while obtaining the most competitive price for each project at the time to meet the required outcomes of the City. Each project cost will be based on the hourly rates tendered by the service providers.

### **Issues and options considered**

Should the Contract not proceed, the risk to the City will be medium as the Asset Management Services identified in the Contract are a major component in the development of a Strategic Asset Management Framework and these skills are not available 'in-house'.

All works contained in this Contract shall be undertaken in line with the methods and procedures outlined in the International Infrastructure Management Manual 2006 Edition or the Plant and Vehicle Management Manual.

### **Link to Strategic Plan:**

3.1.4 Develop an Asset Management Strategy

### **Legislation – Statutory Provisions:**

The statewide public tender was advertised, opened and evaluated in accordance with the *Local Government (Functions & General) Regulations 1996*, where tenders are required to be publicly invited if the consideration under a contract is, or is expected to be, more, or worth more, than \$50,000. The consideration for this contract exceeds the Chief Executive Officer's Delegated Authority in relation to the acceptance of tenders to \$250,000.

### **Risk Management considerations:**

It is considered that the Contract will represent a low risk to the City based on the Contractors' past satisfactory performance and experience.

### **Financial/Budget Implications:**

Currently, there is \$129,000 allocated in the budget for asset management for the 2007/08 financial year. However, all tasks identified in the Strategy will be procured 'as required' and, due to the panel nature of this tender, there is no financial commitment to any of the successful tenderers at this stage.

The amounts shown above are GST exclusive. The City of Joondalup is a registered business entity for GST purposes and is able to claim an input tax credit for the amount of GST payable.

### **Policy Implications:**

Policy 7-19 Asset Management applies.

### **Regional Significance:**

While there are no specific policy implications, the City's current practice is to encourage local business in the purchasing and tendering process and this has been applied and incorporated into the selection criteria. None of the recommended Respondents (or unsuccessful submissions) are established in the City of Joondalup.

**Sustainability Implications:**

A key principle of the City's Asset Management Policy is to provide sustainable infrastructure.

**Consultation:**

Not Applicable.

**COMMENT**

Not Applicable.

**ATTACHMENTS**

Attachment 1	The Scope of the Consultancy Services
Attachment 2	The Selection Criteria for Tender Number 032-06/07

**VOTING REQUIREMENTS**

Simple Majority

**RECOMMENDATION**

**That Council in relation to Tender Number 032-06/07 ACCEPTS the tenders submitted by Maunsell Australia Ltd, GHD Pty Ltd, Opus International, Australian Valuation Partners, Pavement Management Services, Donald Cant Watts Corke and Bowden Tree Consultancy for the provision of Asset Management Services on a panel and 'as and when required' basis, in accordance with the requirements as stated in Tender 032-06/07 for a period of three (3) years with one (1) two (2) year optional extension.**

*Appendix 4 refers*

To access this attachment on electronic document, click here: [Attach4brf100707.pdf](#)

## **CJ130-07/07 MINUTES OF THE CONSERVATION ADVISORY COMMITTEE HELD ON 30 MAY 2007 - [12168]**

**WARD:** All

**RESPONSIBLE DIRECTOR:** Mr David Djulbic  
Infrastructure Services

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### **PURPOSE**

To submit the unconfirmed minutes of the Conservation Advisory Committee to Council for noting and recommend appropriate action in relation to the decisions of the Committee.

### **EXECUTIVE SUMMARY**

A meeting of the Conservation Advisory Committee was held on 30 May 2007. The items of business that were considered by the Committee were:

- Resignation of Committee Member
- Bushland Fencing

It is recommended that Council:

- 1 *NOTES the unconfirmed minutes of the Conservation Advisory Committee held on 30 May 2007 forming Attachment 1 to Report CJ130-07/07;*
- 2 *ACCEPTS the resignation from Mr John Wood and thanks him for his contribution to the Committee;*
- 3 *NOTES that the pruning back operations associated with the Coastal Dual Use Path was undertaken at the request of FESA in accordance with their Occupational Health and Safety Protocols.*

### **BACKGROUND**

The Conservation Advisory Committee is a Council Committee that advises Council on issues relating to biodiversity and the management of natural areas within the City of Joondalup. The Conservation Advisory Committee meets on a monthly basis.

The Committee membership comprises of five Councillors, a representative from each of the City's Bushland Friends Groups and community members with specialist knowledge of biodiversity issues.

### **DETAILS**

#### **Issues and options considered:**

The Motions moved at the Conservation Advisory Committee meeting held on 30 May 2007 are shown below, together with officer's comments.

## 1 Resignation of Committee member

The following Motion was carried:

*“That the Conservation Advisory Committee:*

- 1 *ACCEPTS the resignation from Mr John Wood and thanks him for his contribution to the Committee;*
- 2 *NOTES the contribution to the Committee by Mrs Cherie Wood and thanks her for her many years service to the City.*

### Officer’s Comment

This Motion is fully supported. Officers are currently looking at finding a suitable replacement from Friends of Craigie Bushland.

## 2 Bushland Fencing

The following Motion was carried that:

- 1 *The Conservation Advisory Committee RECEIVES the report titled “Bushland fencing”;*
- 2 *The Conservation Advisory Committee RECOMMENDS to Council that it review its current fenceline management practices along natural areas and reports back to the Conservation Advisory Committee as the current practices are detrimental to the aesthetics and the effectiveness of weed control and general conservation practices;*
- 3 *The City ensures that the persons who carry out the work have suitable knowledge, skills and training to carry out the work*

### Officer’s Comments

Points 1 and 3 are supported. In relation to Point 3, currently the pruning back of bushland adjacent to pathways is carried out by persons who are qualified in bushland maintenance practices. It is intended that this City requirement will continue into the future.

Point 2 recommends Council to review the method in which the interface between native vegetation and fences are managed and relates to the recent pruning of vegetation along the Coastal Dual Use Path. In this instance, FESA requested that the City prune back native vegetation one metre from the fence line. FESA had a concern from an Occupational Health and Safety perspective, that during a bushfire, burning treated wooden fence poles give off toxic fumes that could endanger fire-fighting staff.

The City opted to carry out this work, and the result looked unattractive. This was because large branches had to be cut back to achieve the one metre clearance.

In future years the regrowth from these branches will be finer and subsequent pruning will not need to be as severe thus creating a more aesthetically pleasing result. In this instance the City had no other option than to severely prune back the vegetation and this action does not reflect on the skill level of the persons undertaking the task, but more on the requirement to protect FESA fire-fighters from the effects of toxic smoke from burning fences. However, it is acknowledged that prunings will need to be removed from the site in future in a more timely manner.

FESA have a particular concern with the toxic emissions given off from CCA Treated Pine Posts, but it should be noted that recycled plastic posts when lit will also give off fumes. Polyethylene, a major component of recycled posts, is combustible and will melt in a fire situation. On burning it will emit fumes including oxides of carbon and organic chemicals such as methane, ethane, aldehydes and ketones.

## **REQUESTS FOR REPORTS FOR FUTURE CONSIDERATION**

The following reports were requested at the meeting of the Conservation Advisory Committee:

### **1 A report on the draft KPI document prepared by the Conservation Advisory Committee sub committee.**

#### Officer's Comment

At the March 2007 meeting of the CAC a working group was formed, to examine the key performance indicators currently utilised by the City as a tool for bushland management.

The preparation of a report based on the findings of the CAC KPI Working Group is supported. This will be provided in due course.

### **2 A report on the strategic planning workshop which took place in September.**

#### Officer's Comment

A CAC Strategic Planning Workshop was held late in 2007. The Workshop purpose was to review the current CAC Strategic Plan and to prepare another plan to look at future objectives for the CAC.

At the May 2007 CAC Meeting the Committee has asked for a report which examines the outcomes of the 2007 CAC Strategic Planning Workshop. This will be provided in due course.

This Motion is supported.

### **3 A comparison report on what the Town of Cottesloe has done with its sumps and what the City of Joondalup has done with its sumps.**

#### Officer's Comment

In recent months there have been a number of highly publicised issues in regard to the City's maintenance activities associated with drainage sumps. The CAC has called for a report to compare the City's sump management activities with that of the Town of Cottesloe. It is the officer's recommendation that this report be provided once the current investigations in regard to the City's sumps is concluded. Consequently this report will be provided in due course.

#### **Link to Strategic Plan:**

#### Key Focus Area

Caring for the environment.

### Outcomes

The City is environmentally responsible in its activities.

### Objectives

To plan and manage the City's natural resources to ensure environmental sustainability.

### Strategies

- 2.1.1 Maintain and protect natural assets to retain biodiversity.
- 2.1.2 Further develop environmentally effective and energy-efficient programs.
- 2.1.3 Develop a coordinated environmental framework, including community education.

### **Legislation – Statutory Provisions:**

The Local Government Act 1995 allows a council to establish committees to assist a council to exercise the powers and discharge duties that can be delegated to a committee.

### **Risk Management considerations:**

Not Applicable.

### **Financial/Budget Implications:**

Not Applicable.

### **Policy Implications:**

Not Applicable.

### **Regional Significance:**

Not Applicable.

### **Sustainability Implications:**

#### Environmental

Conservation Advisory Committee objective - "To make recommendations to Council for the Conservation of the City's natural biodiversity".

#### Social

To promote partnerships between Council and the Community to protect the City's natural biodiversity as contained within its various natural areas (bushland, wetlands and the coastal environment).

### **Consultation:**

The Conservation Advisory Committee provides a forum for community consultation and engagement on natural areas.

### **COMMENT**

Not Applicable.



**ATTACHMENTS**

Attachment 1            Minutes of the Conservation Advisory Committee meeting held on 30 May 2007

**VOTING REQUIREMENTS**

Simple Majority.

**RECOMMENDATION****That Council:**

- 1        NOTES the unconfirmed minutes of the Conservation Advisory Committee held on 30 May 2007 forming Attachment 1 to Report CJ130-07/07;**
- 2        ACCEPTS the resignation from Mr John Wood and thanks him for his contribution to the Committee;**
- 3        NOTES that the pruning back operations associated with the Coastal Dual Use Path was undertaken at the request of FESA in accordance with their Occupational Health & Safety Protocols.**

*Appendix 8 refers*

To access this attachment on electronic document, click here: [Attach8brf100707.pdf](#)

## **CJ131-07/07      PROPOSED ROAD RESERVE CLOSURES - YELLAGONGA REGIONAL PARK – [04381] [01018]**

**WARD:** North and South-East

**RESPONSIBLE DIRECTOR:** Mr Clayton Higham  
Planning and Community Development

### **PURPOSE**

The purpose of this report is for Council to consider submissions received during the advertising of proposed road reserve closures for portions of land within the Yellagonga Regional Park.

### **EXECUTIVE SUMMARY**

The Western Australian Planning Commission (WAPC) commenced a process to review and rationalise the land and management arrangements within Yellagonga Regional Park (the Park). As part of the exercise, a request was received from the WAPC to close two portions of unconstructed road reserve to enable these to be amalgamated into the Park. Under legislation, the City is required to progress the road closure requests on behalf of the WAPC.

The subject areas are adjacent to Lot 70 Joondalup Drive, Joondalup and adjacent to Lot 43 Bindaree Terrace, Kingsley.

Following the request from the WAPC on 24 April 2007, Council resolved to initiate the proposed road reserve closures for the purpose of public advertising for a period of 35 days. A total of eight submissions were received during the advertising period, including four submissions of no objection and four submissions of support. Alinta, Telstra and Water Corporation have advised that services are located within the road reserve adjacent to Lot 70 and, therefore, an easement will be required.

It is recommended that Council advises the WAPC, through the Department for Planning and Infrastructure (DPI) that it supports the proposed road reserve closures, subject to the existing services being adequately protected by way of an easement provided by, and at the expense of, the DPI.

### **BACKGROUND**

**Suburb/Location:** Adjacent to Lot 70 Joondalup Drive, Joondalup and adjacent to Lot 43 Bindaree Terrace, Kingsley

**Applicant:** Western Australian Planning Commission

**Owner:** Western Australian Planning Commission & City of Joondalup

**Zoning:**      **DPS:** Parks & Recreation

**MRS:** Park & Recreation

**Site Area:**      6577m<sup>2</sup> & 3410m<sup>2</sup>

**Structure Plan:** Not applicable

The Yellagonga Regional Park is one of eight regional parks in the Perth Metropolitan Region. It comprises 1400 hectares and is primarily focussed on a wetland system that includes Lake Joondalup, Beenyup and Walluburnup Swamps, Lake Goollelal and the surrounding reserved land. The Park is located within the municipal boundaries of the Cities of Joondalup and Wanneroo.

Land within the Park consists of reserves managed by State Government agencies including WAPC and Department of Environment and Conservation (DEC), formerly the Department of Conservation and Land Management (CALM), the Cities of Joondalup and Wanneroo, as well as owned or managed by government agencies and private individuals (Attachment 2 refers).

The Yellagonga Regional Park Management Plan (the Plan) was adopted by these agencies to ensure conservation of the Park and to facilitate its management. It includes the most appropriate tenure arrangements for the land within the Park, reserving land and providing Management Orders ('vesting') of the land to achieve comprehensive management of the Park in time (Attachment 2 refers).

#### Unconstructed Road Reserve adjacent to Lot 70 Joondalup Drive, Joondalup

Lot 70 Joondalup Drive is located at the northern end of the Park near Lake Joondalup on the curve of Joondalup Drive. It is 1.416 hectares in area. Lot 70 is classified as a Bush Forever site. The Neerabup Water Supply Pumping Station is located on adjacent Lot 13404.

The subject portion of unconstructed road reserve adjacent to Lot 70 Joondalup Drive is 6577m<sup>2</sup> in area and is shown hatched on Attachment 1. Lot 70 is managed by the WAPC.

#### Unconstructed Road Reserve adjacent to Lot 43 Bindaree Terrace, Kingsley

Lot 43 is located at the southern end of the Park, adjacent to the western edge of Lake Goollelal (see Attachment 1). It is 1682m<sup>2</sup> in area. Bindaree Park abuts Lot 43 to the north.

The subject portion of unconstructed road reserve adjacent to Lot 43 Bindaree Terrace is 3410m<sup>2</sup> in area and is shown hatched on Attachment 1. Lot 43 is owned and managed by the City of Joondalup.

### **DETAILS**

#### Reason for road reserve closures

The WAPC has commenced a process of review and rationalisation of land and its management within the Park. The aim of this process is to develop and maintain integrated and coordinated management arrangements between the current managers of the Park and planning authorities. The outcome of the process is for the land parcels to be managed by the most appropriate State Government agencies, where possible, and involves land tenure changes. In most cases, the most appropriate management agency is the DEC. In the case of the two areas subject of the proposed road reserve closures, the Yellagonga Regional Park Management Plan indicates that CALM (now DEC) would be responsible for management.

The Yellagonga Regional Park Management Plan does not identify the road reserves for road construction in the future. The City has drainage infrastructure located in the road reserve adjacent to Lot 43 that would remain in place, however no easement would be required. Alinta and Water Corporation have infrastructure located in the road reserve adjacent to Lot 70 that would remain in place, and an easement required. The easement would be provided by the WAPC as owners of the land.

#### Council Resolution

On 24 April 2007, Council resolved to initiate the proposed closure of the unconstructed road reserves adjacent to Lot 70 Joondalup Drive, Joondalup and adjacent to Lot 43 Bindaree Terrace, Kingsley and to commence public advertising (CJ074-04/07 refers).

**Options:**

The options available to Council are to:

- Support the proposed road reserve closures.
- Not support the proposed road reserve closures.

**Link to Strategic Plan:**

Strategy 3.1.2 – Facilitate the safe design, construction and approval of all buildings and facilities within the City of Joondalup.

**Legislation – Statutory Provisions:**

A road closure is required to be undertaken by a local authority in accordance with Section 58 of the Land Administration Act (LAA) 1997. 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 infrastructure that is located within the proposed road reserves to be amalgamated. Any services relocations would be the subject of negotiation with the applicant/landowner. In the case of the subject proposed road reserve closures, the provision of an easement to protect and obtain access to service infrastructure will be met by the DPI as the applicant/landowner.

Since Council's original decision, advertising for public comment was conducted in accordance with Section 58 of the LAA. Council now has to consider any submissions and decide whether to support the proposed road reserve closures.

If Council resolves to progress the request, all relevant documentation is forwarded to the DPI with a request to formally close the road for its determination. The Minister for Planning and Infrastructure makes the final decision on whether or not closure takes place.

**Risk Management considerations:**

Not Applicable.

**Financial/Budget Implications:**

The WAPC has advised that it would provide any necessary easements to protect and obtain access to existing infrastructure located within the subject road reserves. Three service authorities have advised that there are services located in the unconstructed road reserve adjacent to Lot 70 Joondalup Drive. In this case, an easement would be put in place by the DPI to ensure the existing infrastructure is adequately protected.

**Policy Implications:**

Not Applicable.

**Regional Significance:**

Not Applicable.

**Sustainability Implications:**

The proposed road reserve closures would facilitate the management of the Park in accordance with the Yellagonga Regional Park Management Plan 2003-2013 to achieve a more environmentally sustainable outcome.

**Consultation:**

The proposed road reserve closures were advertised for public comment for 35 days, as required under Section 58 of the LAA, as follows:

- Nearby landowners being notified in writing;
- A notice being placed in the local newspaper;
- A sign being erected on site;
- A notice being placed on the City's website;
- Letters to service authorities.

Eight submissions were received during the advertising period for consideration by Council, comprising four of no objection and four of support (Attachment 3 refers).

**COMMENT**Submissions*Public submissions*

Four submissions of support were received from the public, on the basis that the proposal is consistent with the Plan. No submissions of objection were received.

*Services located within the road reserves*

All service authorities have responded that they have no objection to the proposed road reserve closures.

The Water Corporation has advised that water and sewer pressure mains are located in the subject unconstructed road reserve adjacent to Lot 70 Joondalup Drive. Alinta has added that gas mains are located in the unconstructed road reserve adjacent to Lot 70, which would remain in place. Telstra has also advised that service infrastructure is located in the vicinity of the subject road reserve closure adjacent to Lot 70. An easement to continue to accommodate access to and continuation of these services would need to be provided by the WAPC as owners of the land.

The City has drainage infrastructure located in the road reserve adjacent to Lot 43 that would remain in place, however the City would not require an easement be granted for this purpose.

Conclusion

No objections were received as a result of the public advertising period. The subject portions of road reserves are not required for the construction of roads. The proposed road reserve closures will facilitate management of the Park in accordance with the approved plan by enabling the process of amalgamating the portions of road reserve with the adjoining land within the Park.

Existing services within the road reserve adjacent to Lot 43 can be protected by DPI granting an easement and the proposed road reserve closures are unlikely to create any adverse impact on the Park. It is therefore recommended that Council supports the closure process.

**ATTACHMENTS**

Attachment 1	Plans of subject road reserves for closure
Attachment 2	Yellagonga Regional Park Management Plan 2003 –2013 Existing Tenure Map and Management Areas
Attachment 3	Schedule of Submissions

**VOTING REQUIREMENTS**

Simple Majority

**RECOMMENDATION****That Council:**

- 1 SUPPORTS** closure of the subject road reserves adjacent to Lot 70 Joondalup Drive, Joondalup and Lot 43 Bindaree Terrace, Kingsley, as shown on Attachment 1 to Report CJ131-07/07 for the purpose of amalgamation of the land into the Yellagonga Regional Park, in accordance with Section 58 of the Land Administration Act;
- 2 ADVISES** the Department for Planning and Infrastructure that an easement will be required, at the expense of the Department, to accommodate water and sewer pressure mains, gas mains and Telstra assets on the subject road reserve adjacent to Lot 70 Joondalup Drive, Joondalup;
- 3 NOTES** the submissions received and requests the Department for Planning & Infrastructure to advise the Department of Environment and Conservation that, where appropriate, the land subject to the road reserve closures be rehabilitated with native plant species.

*Appendix 9 refers*

To access this attachment on electronic document, click here: [Attach9brf100707.pdf](#)

**CJ132-07/07      PROPOSED NAMING OF PUBLIC OPEN SPACE RESERVE 49154, CLIFF STREET, CORNER OF OZONE ROAD, MARMION – [38221] [11275]**

**WARD:** South

**RESPONSIBLE DIRECTOR:** Mr Clayton Higham  
Planning and Community Development

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**PURPOSE**

For Council to consider naming public open space created as part of the subdivision of the former CSIRO site, Marmion.

**EXECUTIVE SUMMARY**

The site has been subdivided into 34 residential lots and a public open space area of 2257 sqm. The public open space site is bounded by Cliff and Leach streets, and Ozone Road. The area of public open space (known as Reserve 49154) requires naming.

City Policy 7-6 states that it is preferred that public open space be named after an adjacent street, for ease of identification. Any departure from this policy is referred to Council for consideration.

The City has received a suggestion that the public open space area be named "Research Retreat" (or "Research Rest") in recognition of the former use of the site by the CSIRO.

Although the proposed name departs from the adopted Policy, "Research" is considered an appropriate name in recognition of the 25 year association of the site with the CSIRO, with the suffix "Park" to readily identify the area as public open space. It is recommended that Council adopts the proposed name should there be no objection following a public comment period.

**BACKGROUND**

The site was owned and used by the Commonwealth Scientific and Industrial Research Organisation (CSIRO) as a marine research facility from 1975 to 2002. The CSIRO disposed of the site in 2003 and it was purchased by Marmion Estate Pty Ltd (Satterley Property Group) and subsequently rezoned for residential development.

As a condition of the rezoning and subsequent subdivision, 10% of the site was required to be provided as public open space, and the area appropriately rehabilitated. The subdivision of the site is currently underway, and the public open space area is under rehabilitation (Attachment 1 refers).

**DETAILS**

The City has received a suggestion that the POS created at the former CSIRO site be named "Research Retreat" or "Research Rest", in recognition of the previous use of the site as a research facility. The request was also made to erect a plaque within the open space site to acknowledging that, as a result of the actions of the residents of Marmion who formed the Marmion Action Group, the open space was set aside from the redevelopment of the CSIRO laboratory site.

**Options**

Council can:

- Support the proposed name for the POS, and advise the Geographic Names Committee of the decision.
- Not support the proposed name, and choose an alternative name in accordance with naming guidelines (eg Ozone Park).
- Although not a requirement, Council can advertise a proposed name that is not in accordance with the Policy, prior to adopting the name.

**Link to Strategic Plan:**

Not Applicable.

**Legislation – Statutory Provisions:**

Not Applicable.

**Risk Management considerations:**

Not Applicable.

**Policy Implications:**Geographic Names Committee (GNC) – Naming Guidelines

The GNC advises the Minister for Lands on naming matters in Western Australia. The GNC guidelines (Attachment 2 refers) indicate that:

- 1 priority is given to the naming of parks and reserves after adjacent streets or features to maximise the identification of the park or reserve with an area.
- 2 Names that commemorate living persons will not be considered for parks or reserves over 1ha.
- 3 Community support is to be demonstrated for proposed names for parks and reserves over 1ha.

In this instance, the area of the park is under 1ha, therefore points 2 and 3 would not apply.

City Policy 7-6 Naming of Public Facilities

The City policy (Attachment 3 refers) accords with the GNC Guidelines as applied to the naming of streets and reserves, and states that parks and reserves shall be named after an adjacent road, where possible, to facilitate ease of identification. Although the proposed name departs from the specific parameters established in the Policy, exceptions can be considered by Council, although these should still be in accordance with the GNC guidelines.

**Regional Significance:**

Not Applicable.

**Sustainability Implications:**

Not Applicable.



**Consultation:**

GNC guidelines indicate that there should be public support for a proposed reserve name. Although only a guideline, Council may wish to seek public comment on the proposed name.

**COMMENT**

The majority of the City's parks and reserves are named after an adjoining road, as this assists in easy identification of the location of the park. However, there are instances of the naming of parks after community members (eg Percy Doyle Reserve, Tom Walker Park), or other features associated with the park (eg Trigg Point Park).

The suggestion of "Rest" or "Retreat" in lieu of "Park" does not readily identify the area as an area of open space. The CSIRO research centre was a part of the Marmion area for over 25 years, and it is considered appropriate that this be recognised by way of the naming of the POS "Research Park".

In regard to the request for the erection of a plaque on the open space, this is supported and will be attended to administratively, with wording to recognise that the site was previously occupied by the CSIRO.

**ATTACHMENTS**

Attachment 1	Location plan.
Attachment 2	Extract from GNC Naming Principles, Guidelines and Procedures.
Attachment 3	City Policy 7-6 - Naming of Public Facilities.

**VOTING REQUIREMENTS**

Simple Majority

**RECOMMENDATION****That Council:**

- 1 ADVERTISES for public comment the proposed name of the Reserve 49154, created as part of the subdivision of the former CSIRO site Cliff Street, cnr Ozone Road, Marmion, "Research Park" for a period of 21 days;**
- 2 in the event of no submissions of objection being received during the public comment period, the City is authorised to ADOPT "Research Park" as the name for Reserve 49154 Ozone Road, Marmion;**
- 3 ADVISES the Geographic Names Committee following the adoption of a name.**

*Appendix 10 refers*

To access this attachment on electronic document, click here: [Attach10brf100707.pdf](#)

## **CJ133-07/07 MONTHLY TOWN PLANNING DELEGATED AUTHORITY REPORT, DEVELOPMENT AND SUBDIVISION APPLICATIONS – MAY 2007 – [07032] [05961]**

**WARD:** All

**RESPONSIBLE DIRECTOR:** Mr Clayton Higham  
Planning & Community Development

### **PURPOSE**

To report on the number and nature of applications considered under Delegated Authority.

### **EXECUTIVE SUMMARY**

The provisions of clause 8.6 of the text to the District Planning Scheme No 2 allows Council to delegate all or some of its development control powers to those persons or committees identified in Schedule 6 of the Scheme text.

The purpose of delegation of certain powers by Council, in addition to other Town Planning matters, is to facilitate timely processing of development applications and subdivision applications. The framework for the delegation of those powers is set out in resolutions adopted by Council and is reviewed generally on a two yearly basis, or as required. All decisions made by staff, acting under delegated authority as permitted under the delegation notice, are reported to Council on a monthly basis.

The normal monthly report on Town Planning Delegations identifies:

- 1 Major development applications
- 2 Residential Design Codes
- 3 Subdivision applications

This report provides a list of the development and subdivision applications determined by those staff members with delegated authority powers during the month of May 2007 (see Attachments 1 and 2 respectively) for those matters identified in points 1-3 above.

### **BACKGROUND**

The number of development and subdivision applications determined for May 2007 under delegated authority and those applications dealt with as "R-code variations for single houses" for the same period are shown below:

<b>Approvals Determined Under Delegated Authority – Month of May 2007</b>		
<b>Type of Approval</b>	<b>Number</b>	<b>Value (\$)</b>
Development Applications	122	14,935,838
R-Code variations (Single Houses)	80	2,999,688
<b>Total</b>	<b>202</b>	<b>17,935,526</b>

The number of development applications received in May 2007 was 96. (This figure does not include any applications that may become the subject of the R-Code variation process).

<b>Subdivision Approvals Processed Under Delegated Authority Month of May 2007</b>		
<b>Type of Approval</b>	<b>Number</b>	<b>Potential new Lots</b>
Subdivision Applications	2	39
Strata Subdivision Applications	8	15

The District Planning Scheme No 2 requires that delegation be reviewed annually, unless a greater or lesser period is specified by Council. The Council, at its meeting of 13 December 2005 considered and adopted the most recent Town Planning Delegation for the period to 30 June 2007.

## **DETAILS**

### **Issues and options considered:**

Not Applicable.

### **Link to Strategic Plan:**

The strategic plan includes a strategy to provide quality value-adding services with an outcome to provide efficient and effective service delivery. The use of a delegation notice allows staff to efficiently deal with many simple applications that have been received and allows the elected members to focus on strategic business direction for the Council, rather than day-to-day operational and statutory responsibilities.

### **Legislation – Statutory Provisions:**

Clause 8.6 of the District Planning Scheme No 2 permits development control functions to be delegated to persons or Committees. All subdivision applications were assessed in accordance with relevant legislation and policies, and a recommendation made on the applications to the Western Australian Planning Commission.

### **Risk Management considerations:**

The delegation process includes detailed practices on reporting, checking and cross checking, supported by peer review in an effort to ensure decisions taken are lawful, proper and consistent.

### **Financial/Budget Implications:**

Not Applicable.

### **Policy Implications:**

Not Applicable.

### **Regional Significance:**

Not Applicable.

### **Sustainability Implications:**

Not Applicable.

**Consultation:**

Consultation may be required by the provisions of the Residential Design Codes 2002, any relevant Town Planning Scheme Policy and/or the District Planning Scheme.

Of the 122 development applications determined during May 2007, consultation was undertaken for 44 of those applications. Of the 10 subdivision applications determined during May 2007, no applications were advertised for public comment, as the proposals complied with the relevant requirements.

All applications for an R-codes variation require the written support of the affected adjoining property owner before the application is submitted for determination by the Coordinator Planning Approvals. Should the R-codes variation consultation process result in an objection being received, then the matter is referred to the Director Planning and Community Development or the Manager, Approvals, Planning and Environmental Services, as set out in the notice of delegation.

**COMMENT**

Large local governments utilise levels of delegated authority as a basic business requirement in relation to Town Planning functions. The process allows determination times to be reasonably well accepted and also facilitates consistent decision-making in rudimentary development control matters. The process also allows the elected members to focus on strategic business direction for the Council, rather than day-to-day operational and statutory responsibilities.

All proposals determined under delegated authority are assessed, checked, reported and crosschecked in accordance with relevant standards and codes.

Of note, a subdivision application was received for the creation of 38 lots in Iluka. This is part of the ongoing subdivision of the area.

**ATTACHMENTS**

Attachment 1	May 2007 decisions - Development Applications
Attachment 2	May 2007 Subdivision Applications processed

**VOTING REQUIREMENTS**

Simple Majority

**RECOMMENDATION**

**That Council NOTES the determinations made under Delegated Authority in relation to the:**

- 1 development applications described in Attachment 1 to Report CJ133-07/07 for May 2007;**
- 2 subdivision applications described in Attachment 2 to Report CJ133-07/07 for May 2007.**

*Appendix 11 refers*

To access this attachment on electronic document, click here: [Attach11brf100707.pdf](#)

## **CJ134-07/07 LEASE PORTIONS OF LOT 451 SHENTON AVENUE, JOONDALUP TO PROVIDE ADDITIONAL OFF-STREET PUBLIC PARKING – [07190]**

**WARD:** North

**RESPONSIBLE DIRECTOR:** Mr Clayton Higham  
Planning & Community Development

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### **PURPOSE**

To consider whether to enter into a lease for portions of Lot 451 Shenton Avenue, Joondalup with the Department of Attorney General (DOAG), to provide additional off-street public parking adjacent to the Police Station.

### **EXECUTIVE SUMMARY**

The report proposes entering into a lease on the basis of terms negotiated to provide medium and potential long-term investment benefits.

The lease would enable a further 110 car parking bays to be added to existing on ground public car parking adjacent to the Police Station building in the CBD North Zone.

### **BACKGROUND**

**Suburb/Location:** See attached plan (Attachment 1 refers)  
**Owner:** Minister for Justice and Legal Affairs (as primary interest owner)  
**Zoning:** **DPS:** DPS2 Joondalup City Centre  
**Land Area:** Zones 1 and 3 on Attachment 1 (Total site 1.9666ha)

At its meeting on 12 February 2002, Council adopted the Joondalup City Centre Public Parking Strategy. The strategy supported maximisation of ground level on-street and off-street parking before progressing with the more expensive multi-level parking stations.

In 2005 the City engaged Uloth & Associates Consultants in Traffic Engineering and Transport Planning to update an earlier 2001 Parking Study and undertake a Car Parking Occupancy Survey of the Joondalup CBD including City controlled on-street and off-street public parking.

The area surveyed was bounded by Joondalup Drive, Barron Parade, Collier Pass, Grand Boulevard, City of Joondalup Administration office, Lakeside Drive and Shenton Avenue.

The survey identified the levels of car parking occupancy and availability in the Joondalup CBD North Zone, Joondalup CBD South Zone and Lakeside Shopping Centre.

The 2005 Car Parking Occupancy Survey results identified the availability of car parking in the Joondalup CBD North as reaching capacity and highlighted the need for consideration to be given to future land use in the area and the need for further investigation to determine future demand and car parking capacity required and the subsequent action to be taken.

In November 2006, negotiations to purchase Lot 6 Lawley Court, Joondalup from Landcorp were concluded and the title transferred to the City of Joondalup.

Lot 6 Lawley Court is a site in the CBD North Zone acquired to construct a 245 car park for public off-street parking. Construction of the car park commenced in January 2007, and is now operating successfully.

Ongoing negotiations with the Police Service were also progressed in the CBD North Zone to acquire a lease over land adjacent to the Police Station in order to expand existing at grade off-street public parking areas currently accessible from McLarty Avenue.

Agreement in principle has now been reached with the Department of the Attorney General (DOAG), on the basis of leasing land adjacent to the Police Station for the purpose of public car parking.

Planning approval would need to be obtained in due course.

The original report, withdrawn from the June round of meetings, referred to the need for a Business Plan. Subsequent advice has determined that a Business Plan is not required for the lease component. A Business Plan will, however, be prepared for the broader issue of paid parking and presented to Council at a subsequent time.

## **DETAILS**

### The Site and encumbrances

The subject site is a reserve Under Management Order, for the purpose of Court House and Police Station, with the primary interest holder being the Minister for Justice and Legal Affairs.

In preparation of the lease agreement, the City will also pursue a first right of refusal to renew or extend the initial lease term beyond the 10 year term.

The primary interest holder is the only party permitted to enter into a lease over the site and only with the consent of the Western Australian Police.

Consent has been given in principle by the Department of the Attorney General (DOAG) to the City's proposal to add additional public car parking areas on the site subject to conditions raised by the Western Australian Police (WAPOL). This meets with the approval of the Western Australian Police (WAPOL).

### Site Potential

The existing site has the potential to provide a further 110 at grade parking bays (attachment 1 refers), with an estimated cost in the range of \$800,000 to \$850,000. The cost of negotiating a lease for a 10 year conditional term would be at a peppercorn rent.

As a medium term prospect the site has the potential to generate an income stream in addition to addressing the need to meet current and future strategic obligations and demands in the CBD North Zone. These needs are anticipated to increase with the proposed public announced expansion phases of the Joondalup Health Campus, north of Shenton Avenue.

Subject to future extension or expansion of the Police Station, which is not considered to be likely in the short term, the possibility would also exist to extend any currently negotiated lease term to one or both of Zones 1 and 3 beyond the 10 year term.

#### Negotiated Terms of Lease

- 1 City to meet all costs of construction and ongoing maintenance for the term of the lease.
- 2 City to ensure proposed works does not compromise the Police Station's security.
- 3 City to indemnify the Western Australian Police Service for any liabilities resulting from this proposal.
- 4 Lease to be confined to Zone 1 and Zone 3 areas as located on Drawing No L-01-Rev0.
- 5 Final approval of the lease being obtained from the Commissioner of Police.
- 6 Approval of the lease being obtained from Minister, Department of Attorney General.
- 7 Term of lease to be 10 years of which the initial 5 years are to be fixed with the balance thereafter of the 10 year term being subject to a "break lease" clause, requiring the City to relinquish tenure on either or both zones should one or both zones be required for future redevelopment of the Police Station.
- 8 City reserves the right to introduce paid parking during the tenure of the lease.
- 9 City to enter into the lease for an agreed consideration of \$1.00.
- 10 Final documentation of proposed construction works to be submitted to the Western Australian Police Service and Department of Attorney General for approval prior to commencement of construction.

#### **Issues and Options considered:**

##### Option 1

#### Extend existing off street public parking at the Police Station site Lot 451 Shenton Avenue by leasing Zones 1 and 3.

By leasing of this site at Zones 1 and 3, the existing off-street public car parking areas on City land adjoining the site a further 110 car bays could be added. Average cost per bay gained is anticipated to be in order of \$7000 to \$7500 per bay.

##### Option 2

#### Extend existing off-street public parking at Police Station site to Zone 1 only.

This delivers an additional 55 car bays, however, in order to construct, reconfiguring of the existing 32 car bays would need to take place, putting this out of operation while the extension is carried out. This would create a shortfall for the period of construction of the new additional 55 bays. Average cost per bay gained is anticipated to be in the order of \$8,350 to \$8,850 per bay.

### Option 3

#### Extend existing off-street parking at Police Station site to Zone 3 only.

This could be progressed with little interference to existing car parking and in turn, utilise a newly proposed driveway off Shenton Avenue during construction. A gain of 55 bays would be made at an average cost in the order of \$5,700 to \$6,200 per bay.

### Option 4

#### Do nothing.

This option would lose the opportunity to expand available off-street public parking without land acquisition cost to meet growing community needs in the northern zone of the City Centre. The opportunity to generate further investment income for the City as and when paid parking is introduced within the City Centre would also be lost. This would also fail to recognise the impact of the proposed expansion of the Joondalup Health Campus.

#### **Link to Strategic Plan:**

The implementation of a lease over Zones 1 and 3 of Lot 451 Shenton Avenue, Joondalup supports a range of outcomes identified within the Strategic Plan including:

#### Objective 3.1

To develop and maintain the City of Joondalup's assets and built environment.

#### Strategy 3.1.1

To plan the timely design, development, upgrade and maintenance of the City's infrastructure.

#### Strategy 3.1.2

To facilitate the safe design, construction and approval of all buildings and facilities within the City of Joondalup.

#### Objective 3.3

To continue to meet the changing demographic needs.

#### Strategy 3.3.2

To integrate plans to support community and business development.

#### Objective 3.4

To provide integrated transport to meet regional and local needs.

#### Strategy 3.4.2

To align use of land and modes of transport.

#### **Legislation – Statutory Provisions:**

Not Applicable.



**Risk Management considerations:**

No Applicable.

**Financial/Budget Implications:**

The cost of entering into a lease for Zones 1 and 3 for the purpose of constructing a car park is for an agreed consideration of \$1.

An estimate of cost for constructing the 110 bay on ground car park to Zones 1 and 3 was carried out by RBB Construction Cost Consultants on 27 July 2006 and after provision for consultants, escalation and other necessary scope items, it is estimated that a provision of \$800,000 to \$850,000 should be allowed.

It is anticipated that securing a lease over the subject zones has the potential to generate revenue benefits for the City, if and when fee paid parking is introduced in the central CBD. A pay back period of approximately 7.5 years could be anticipated with minimal risk.

The estimated revenue for the 110 additional bays is based on fees being applicable to 51.5 hours per week (8.00am – 5.30pm Monday-Friday, 8.00am – 12.00 noon Saturday) at a starting rate of 80 cents per hour.

60% occupancy would return \$141,350 pa for the first full year of operation. 65% occupancy would return \$153,129 pa for the first full year of operation.

After meeting capital cost and interest on loan funds, the construction cost of \$850,000 would be repaid in approximately 7 to 7.5 years (based on 60% occupancy and a starting rate of 80c per hour).

It is however, reasonable to assume that with the expansion of the Joondalup Health Campus and the general growth of the City, occupancy would increase and some increase in rates over the term of the lease could be anticipated. Modest increases to both the occupancy rate and the hourly charges significantly reduce the payback period.

The additional 110 bays in the CBD North Zone should be evaluated as an integral part of the City's approach to delivering an overall Parking Strategy, which will meet local and regional needs of the community.

Discussions with the Police Service did not identify any Treasury forward provision for any current expansion plans of the Police Station within the next 5 to 6 years. Should this occur it is not expected to expand the building footprint in a northerly direction or effect both zones concurrently of the subject zone.

**Policy Implications:**

The Joondalup City Centre Public Parking Strategy, adopted by Council at its meeting on 12 February 2002, foreshadowed the maximisation of at-grade off-street parking in the medium term to be followed by construction of multi-level parking stations in the longer term.

The current Draft Parking Strategy 2007 suggests that the City should be encouraging parking in order to support both business activity and public transport, and that the CBD is not perceived to have a parking problem.

**Regional Significance:**

The City of Joondalup is recognised as the second major City Centre to Perth CBD. To ensure the continued growth of the City to meet the needs of the region, adequate support services and infrastructure will be required.

**Sustainability Implications:**

It is important that a balance be achieved between private and public transport needs. The City Centre is well served by public transport. In relation to private transport, there is a need to provide additional parking to ensure ongoing sustainability of business and community activities in the City Centre.

**Consultation:**

Not Applicable.

**COMMENT**

The planned enlargement of the Joondalup Health Campus is anticipated to increase demand for additional off-street public parking in the CBD North Zone.

The proposed lease adjacent to the Police Station and accessible to Shenton Avenue, provides a further 110 car bays in a strategic location to the CBD North Zone. This is considered worthwhile for both medium and potential long term investment outcomes in addressing community needs and the City's Strategic obligations.

The lease is supportive of the Current Parking Draft Strategy 2007, which suggests that the City should be encouraging parking in order to support both business activities and public transport, with the CBD not being perceived as having a parking problem.

While identifying that no current plan for expansion of the Police Station was envisaged, the DOAG has stipulated that a "break clause" after 5 years be included in the terms of lease.

**ATTACHMENTS**

Attachment 1            Site Plan Pt Lot 451 Shenton Avenue, Joondalup showing Zones 1 and 3

**VOTING REQUIREMENTS**

Simple Majority.

**RECOMMENDATION**

**That Council AUTHORISES the Chief Executive Officer to enter into an agreement to Lease Zones 1 and 3 of Lot 451 Shenton Avenue, Joondalup with the Department of Attorney General for construction of off street public parking, subject to the following conditions:**

- 1        the City to meet all costs of construction and ongoing maintenance for the term of the lease;**
- 2        the City to ensure proposed works does not compromise the Police Station's security;**

- 3 the City to indemnify the Western Australian Police Service for any liabilities resulting from this proposal;
- 4 the lease to be confined to Zone 1 and Zone 3 areas as located on Drawing No L-01-Rev0;
- 5 the final approval of the lease being obtained from the Commissioner of Police;
- 6 the approval of the lease being obtained from Minister, Department of Attorney General;
- 7 the term of lease to be 10 years of which the initial 5 years are to be fixed with the balance thereafter of the 10 year term being subject to a "break lease" clause, requiring the City to relinquish tenure on either or both zones should one or both zones be required for future redevelopment of the Police Station;
- 8 the City reserves the right to introduce paid parking during the tenure of the lease;
- 9 the City to enter into the lease for an agreed consideration of \$1.00;
- 10 the final documentation of proposed construction works to be submitted to the Western Australian Police Service and Department of Attorney General for approval prior to commencement of construction.

*Appendix 12 refers*

To access this attachment on electronic document, click here: [Attach12brf100707.pdf](#)

**CJ135-07/07 DELEGATED AUTHORITY RENEWAL – [07032]**

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<b>WARD:</b>	All
<b>RESPONSIBLE DIRECTOR:</b>	Mr Clayton Higham Planning and Community Development

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**PURPOSE**

To provide for the provision of timely town planning assessment functions through the appropriate delegation of authority on town planning matters.

**EXECUTIVE SUMMARY**

Being one of the state's largest and busiest Local Governments, the City of Joondalup experiences a high demand for timely and effective planning decision-making.

To meet that demand, the City uses delegation of authority extensively, and by necessity. The principles are well established and utilised by local government in WA generally. It is a longstanding key operational tool.

The current delegation notice was adopted in June 2005, and revised in December 2005. The notice is due for review in June 2007, and hence this matter is raised for consideration.

A decision to renew the delegation will allow the City to continue to process planning applications under the same arrangements that currently apply. **Importantly, the delegated powers are not proposed to be changed, with the exception of updating, by making appropriate references to the 2005 Planning and Development Act.**

In light of the above factors it is recommended that the terms of the current delegation be extended until 17 July 2009.

**BACKGROUND**

The City of Joondalup is one of Perth's largest local governments. For town planning services, this means the determination of over 1000 town planning applications per year.

In addition to the town planning applications received – between 480 and 550 Residential Code variations are determined annually – within the ambit of the Building Licence process.

The volume of work conducted is demonstrated in the monthly report to Council.

Many of the planning applications received are routine in nature, however due to the legislative framework set down by the Residential Design Codes, related policies and Planning Scheme controls, those proposals do require a planning assessment and decision under legislation.

The State Government has adopted the Model Scheme Text to guide the preparation of all local government-planning schemes. The Model Scheme provides for delegation of authority by including clauses that facilitate a Council providing delegated powers to individuals. This part of the Model Text is applied here and in most other local governments (particularly the larger developing Councils).

The key principles of the town planning delegation are to:

- 1 Allow simple and non-controversial applications to be processed without undue delay.
- 2 Facilitate the consistent application of policy and standards.
- 3 Elevate matters of strategic interest to Council for deliberation.
- 4 Provide for reporting of decisions taken under delegated authority.

From an operational perspective, the process also integrates crosschecking and peer review at various levels to ensure accuracy.

The current town planning delegation is appended as attachment 1. The current delegation was adopted in June 2005, and amended in December 2005, (to clarify the conduct of enforcement options). In February 2006, the notice was also supplemented by a statement regarding the height of development within the coastal zone.

## **DETAILS**

The many statutes and policies that are applied to planning applications are increasingly including performance standards and discretionary aspects. The impact of this trend is to create ever more planning decisions that need to be made.

The current delegation provides that certain types of decisions can be made at varying levels of authority and seniority.

A summary of the current delegation is provided below for ease of reference.

Applications to be determined by Council include ones that include the following issues/aspects:

- Proposals including more than 10 dwellings on a lot,
- Determining "use class" for a proposal where it does not fit the standards of the DPS2
- Proposed variations to DPS2 standards of more than 10% (eg parking supply, setback variations etc)

For other applications with more minor issues, authority has been delegated to the Director or Manager to determine:

- Applications including proposed discretion up to 10% below minimum standards (including all listed land uses within the District Planning Scheme)
- The extent of advertising required during processing of an application
- Recommendations to the WA Planning Commission (WAPC)
- The issue of notices and compliance actions when the Scheme is being contravened (by an illegal activity or one not being conducted in keeping with its approval).

For the Coordinator of the Planning Approvals and Senior Planning Officers, authority is delegated to those officers to deal with:

- Requests for discretion of up to 10% of the R Codes Open Space standards
- Requests for discretion of not more than 1.5m less than the acceptable setback standard.

At each of those levels of assessment, work is checked by senior planners and supervisors to ensure consistency and quality.

Note also that Council recently resolved to amend its Planning Scheme to alter the wording of the delegation clauses so that the wording is more up-to-date with current qualifications and conventions with delegation. The amendment is yet to be finalised, but is well advanced with the WAPC and its currency reflects that delegated authority is a standard business process.

### **Issues and options considered/ Risk Management Considerations**

Applications and matters of significance are reported to Council, regardless of the empowerment provided by the delegated authority instrument.

There are few options available in dealing with minor applications. If the delegation were not endorsed, it would have the following implications.

- 1 Reporting requirements would increase from 7 – 10 applications per Council cycle currently on the Council agenda to the order of 150 agenda items per cycle.
- 2 Turnaround times for applications would increase substantially. Currently, 75% of planning applications are approved within 21 working days. Without delegated authority, the timeframe would increase by an average 6 weeks per application to fit in with Council meeting cycles.
- 3 The City would need to consider its staffing levels to cope with the necessity of producing additional Council Reports.

Without an effective strategy for managing these parts of Council's statutory obligations, the ability to provide effective services is severely reduced.

An additional impact is that Council's DPS2 provides that an applicant has a right of appeal if an application is not determined within a 60 day period. With the projected increase in timeframes for determination that could result if Council were to determine all, or significantly greater numbers of planning applications, it is likely that the number of SAT appeals would increase.

### **Link to Strategic Plan:**

The Strategic Plan commits the City to be

- A provider of quality value adding services
- Recognised for investment and business opportunities
- A sustainable and accountable business.

### **Legislation – Statutory Provisions:**

The Model Scheme Text (adopted by WAPC) includes provision for the use of delegated authority in decision making.

Council's DPS2 includes clauses which provide for delegation to officers (Attachment 2 refers).

The format of the current clause has, over time, become inappropriate and in fact it does not accord with delegation provisions of the Local Government Act, or the Model Scheme Text. Consequently, the omnibus DPS amendment (amendment 31) has proposed an update to this aspect of the DPS. The amendment is almost finalised and has been endorsed by Council. It is appended as Attachment 3.

The delegation notice is required to be adopted by Council. The June 05 – June 07 notice is appended as Attachment 1. Notably, the reference to the 1928 Town Planning and Development Act is now out of date. The correct current reference should be the 2005 Planning and Development Act.

As to the duration of the Delegation, clause 8.6.2 of DPS2 states that:

*“Any delegation made....shall have effect for a period of twelve (12) months following the resolution unless the Council stipulates a lesser or greater period in the resolution.”*

**Financial/Budget Implications:**

The operational impacts of a lack of delegated authority would be spread as follows:

- 1 Resources dedicated to Council's agenda preparation would need to be substantially upgraded.
- 2 More staff would be required to write reports for Council's consideration.
- 3 Additional costs and time would be involved in dealing with complaints and concerns over delays.

**Policy Implications:**

Not Applicable.

**Regional Significance:**

Not Applicable.

**Sustainability Implications:**

Not Applicable.

**Consultation:**

Not Applicable.

**COMMENT**

Delegation of Authority is the recommended industry norm for dealing with large volumes of applications in the Local Government sector.

Importantly, the delegation notice does not prevent the potentially strategic or politically sensitive matters from being presented to Council for consideration.

The key ramifications and issues associated with the delegation process are discussed above.

Having regard to:

- the need to provide timely and adequate services;
- the minor nature of the majority of applications that require consideration;
- the capacity of the organisation to deliver quality services.

It is recommended that Council extends the current delegation notice **without change**, until 17 July 2009, with the exception of the reference to legislation being amended to reflect the appropriate section of the "Planning and Development Act 2005, which occurs at parts 2 (h), 3 (g) and 5 (a)

### **ATTACHMENTS**

Attachment 1	Notice of Delegation
Attachment 2	DPS2 – Schedule 6 (as existing)
Attachment 3	DPS2 – Amendment 31

### **VOTING REQUIREMENTS**

Absolute Majority

### **RECOMMENDATION**

**That Council, BY AN ABSOLUTE MAJORITY, ADOPTS the delegation notice as included in Attachment 1 to this Report, to be in effect until 17 July 2009.**

*Appendix 13 refers*

*To access this attachment on electronic document, click here: [Attach13agn170707.pdf](#)*



## **CJ136-07/07      PROPOSED MODIFICATION TO THE JOONDALUP CITY CENTRE DEVELOPMENT PLAN AND MANUAL – [00152]**

**WARD:** North

**RESPONSIBLE  
DIRECTOR:** Mr Clayton Higham  
Planning and Community Development

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### **PURPOSE**

The purpose of this report is for Council to consider a proposed modification to the development provisions for 'Residential/Mixed Use' lots in the Central Business District of the Joondalup City Centre Development Plan and Manual.

### **EXECUTIVE SUMMARY**

The Joondalup City Centre Development Plan and Manual (JCCDPM) is a structure plan that includes visions, objectives and development provisions for identified districts within the Joondalup City Centre. The Central Business District (CBD) is one of these districts and relates to the core of the City Centre.

An application has been received to amend the JCCDPM to increase the maximum permissible density on a 'Residential/Mixed Use' designated site, being Lot 517 (91) Reid Promenade, Joondalup, in order to progress a proposal for a mixed use development on the site. Under the current provisions of the JCCDPM, a maximum density of development of R100 is permitted on a 'Residential/Mixed Use' site, where it can be demonstrated that development creates a landmark that improves the amenity and interpretation of the city centre.

'General City Use' designated sites surround the 'Residential/Mixed Use' sites. No density provision is provided for the 'General City Use' lots. A default density of R20 under District Planning Scheme No 2 applies and Council can exercise discretion to approve increased densities on these lots to enable an appropriate development of the scale desired for a City Centre.

It is proposed that the provisions for 'Residential/Mixed Use' sites be amended to reflect the density provisions applicable to the 'General City Use' sites. This would allow all development within the CBD to be considered in a similar manner, and allow developments to be assessed on their merits in terms of providing the scale and density expected and required in the City Centre.

Given that there is no practical differentiation between the 'Residential/Mixed Use' sites and the 'General City Use' sites, there is unlikely to be any negative impact on the CBD. It is recommended that Council initiates public advertising of the proposal for a period of 21 days.

### **BACKGROUND**

**Suburb/Location:** Joondalup City Centre  
**Applicant:** Griffiths Group (WA) Pty Ltd  
**Owner:** Various  
**Zoning:** **DPS:** Centre  
**MRS:** Central City Area  
**Site Area:** Not Applicable  
**Structure Plan:** Joondalup City Centre Plan and Manual

The Joondalup City Centre Development Plan and Manual (JCCDPM) was formulated in 1995 and adopted by Council and the Western Australian Planning Commission (WAPC) as an Agreed Structure Plan. The JCCDPM includes vision statements, objectives and development provisions for the seven (7) identified Districts within the Joondalup City Centre.

The CBD is one of the Districts in the JCCDPM and is bounded by Shenton Avenue, Joondalup Drive, Lakeside Drive and the railway. The CBD is intended to provide the retail focus amongst a mix of city centre activities within a pedestrianised environment, "epitomising the urbanity of a bustling city centre".

## **DETAILS**

### Applicant's Proposal

An application has been received from the owner of Lot 517 Reid Promenade to increase the permissible density to accord with a current development application for a multiple dwelling and office development application on the land. The applicant is seeking an R125 density be applied to Lot 517.

### Existing Density Provisions

Clause A1.3 Residential/Mixed Use of the CBD in the JCCDPM states the following:

*"The City may permit development up to R100B where the City considers that this has been demonstrated to create a suitable landmark which enhances the overall legibility and amenity of the City Centre.*

*The provisions of the Residential Planning Codes for multi-unit developments may be used as a guide in developments that mix commercial with residential uses."*

The "B" notation is no longer used, and relates to a category within the Residential Planning Codes 1991 that preceded the current Residential Design Codes 2002 (R Codes) and referred to owner-occupied strata titled developments.

There are 8 lots wholly, and 6 lots partially, within the 'Mixed Use/Residential' area of the CBD, (Attachment 1 refers). With the exception of Lot 517, all sites are developed. The density of development on the 'Residential/ Mixed Use' lots varies.

'General City Use' lots, which surround the 'Residential/Mixed Use' lots, have a default density of R20 as no specific density is applied to the lots under the JCCDPM. Council exercises discretion to approve densities greater than R20 when considering specific development proposals within the CBD.

It is proposed to amend the density provision for 'Residential/Mixed Use' lots to bring these lots in line with Council's consideration of 'General City Use' lots, to permit it to exercise discretion in terms of density.

### **Issues and options considered:**

The options available to Council are:

- Support the proposed modification to the JCCDPM and initiate public advertising.
- Support the proposed modification to the JCCDPM, with amendments, and initiate public advertising.
- Not support the proposed modification to the JCCDPM.

**Link to Strategic Plan:**

Objective 3.3 To continue to meet changing demographic needs  
Strategies 3.3.1 Provide residential living choices

Objective 3.5 To provide and maintain sustainable economic development.  
Strategies 3.5.2 Assist the facilitation of local employment opportunities

**Legislation – Statutory Provisions:**

Clause 9.7 of DPS2 enables Council to amend a structure plan, subject to approval of the WAPC. Should Council determine the amendment to the structure plan is satisfactory, advertising of the proposal is required in accordance with clause 9.5 of DPS2.

Upon the completion of public advertising, Council is required to consider all submissions within sixty (60) days and proceed to either adopt or refuse to adopt the amended structure plan, with or without modifications. In the case of modifications to a structure plan, Clause 9.7 of DPS2 allows Council to adopt a modified process for the consideration of amendments to Structure Plans. This could, for example in the event of no objections being received, allow Council to delegate the ability to progress the proposed amendment toward final approval.

**Risk Management considerations:**

Not Applicable.

**Financial/Budget Implications:**

Not Applicable.

**Policy Implications:**

Not Applicable.

**Regional Significance:**

Not Applicable.

**Sustainability Implications:**

The proposed modification to the JCCDPM may facilitate the future economic and social sustainability of the CBD by facilitating a higher residential population to better utilise existing services, and to enhance the vitality of the CBD.

**Consultation:**

Clause 9.5 of DPS2 requires structure plan proposals to be advertised in accordance with the provisions of clause 6.7 prior to further consideration by Council. Clause 6.7 of DPS2 requires a minimum advertising period of 21 days. Given that Lot 517 is the only one of the subject lots that is currently undeveloped and likely to be affected by the proposal, the minimum advertising period is recommended.

Advertising would consist of written notification of all adjoining landowners, a sign or signs erected in a prominent location/s on the site, an advertisement being placed in the Joondalup community newspaper and a notice being placed on the Council website.

## COMMENT

The applicant has requested an increase in residential density for a specific site. However, the issue must be considered in the broader context of the CBD.

City centres and inner city suburbs tend to be characterised by higher densities of development than suburban areas. Increasing the density allows for more residential development on mixed use properties. A high residential population in a city centre is a significant factor in ensuring its vibrancy and commercial viability in terms of support for these activities.

From a planning perspective, there is little justification for the differentiation in density between the sites designated 'Residential/Mixed Use', and those designated 'General City Uses'. The current maximum permissible density of R100 on 'Residential/Mixed Use' lots limits the design options that may assist in ensuring development of suitable scale within the CBD.

Although sites that are already developed may be re-developed in the longer term, there is currently only one vacant site within the 'Residential/Mixed Use' area. Therefore the actual impact of any amendment to density will be limited in the short term. It is also noted that a strategic review of the JCCDPM will be considered as part of the review of DPS2.

It is therefore proposed to amend the JCCDPM by replacing the current wording of clause 'A1.3 Residential/Mixed Use' to refer to the provisions for 'General City Uses'. This will effectively remove the R100 maximum density, and allow Council to determine the appropriate density when considering specific development proposals.

In the event of no objections during the public comment period, Council could delegate authority to the Director, Planning and Community Development to progress the amendment towards final approval.

## ATTACHMENTS

- Attachment 1      Location Plan and Aerial, showing CBD and Residential/Mixed Use Lots.
- Attachment 2      List of sites located within the Mixed Use Zone of the CBD Precinct and the existing development located on those sites.

## VOTING REQUIREMENTS

Absolute Majority.

## RECOMMENDATION

### That Council:

- 1      pursuant to Clause 9.7 of the City of Joondalup's District Planning Scheme No 2, SUPPORTS the proposed modification of the Joondalup City Centre Development Plan and Manual to delete the current wording of Clause A1.3 Residential/Mixed Use in the Central Business District and replace it as outlined below, and INITIATES public advertising for a period of 21 days:**

#### **A1.3   Residential/Mixed Use**

**The provisions of the A1.1 General City Uses shall apply;**

- 2** NOTES that clause 9.7 of District Planning Scheme No 2 allows Council to adopt a modified process for the consideration of amendments to Structure Plans;
- 3** in the case of no submissions of objection being received, DELEGATES BY ABSOLUTE MAJORITY authority to the Director, Planning and Community Development to progress the amendment towards final approval, in accordance with clause 9.6 of District Planning Scheme No 2.

*Appendices 14 & 19 refers*

To access this attachment on electronic document, click here: [Attach14brf100707.pdf](#)

[Attach19agn170707.pdf](#)

## **CJ137-07/07      MINUTES OF THE SENIORS INTERESTS ADVISORY COMMITTEE HELD ON 6 JUNE 2007 - [55511]**

<b>WARD:</b>	All
<b>RESPONSIBLE DIRECTOR:</b>	Mr Clayton Higham Planning and Community Development

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### **PURPOSE**

To submit the unconfirmed minutes of the Seniors Interests Advisory Committee to Council for noting and recommend appropriate action in relation to the decisions of the Committee.

### **EXECUTIVE SUMMARY**

A meeting of the Seniors Interests Advisory Committee was held on 6 June 2007.

The items of business that were considered by the Committee were:

- Development of New Access and Inclusion Plan
- Depression and Ageing: Beyond Maturity Blues Program
- Elder Abuse – Older People’s Rights
- Presentation – Living Longer Living Stronger Program

*It is recommended that Council NOTES the unconfirmed minutes of the Seniors Interests Advisory Committee held on 6 June 2007 forming Attachment 1 to Report CJ137-07/07.*

### **BACKGROUND**

The SIAC was established for the benefit of exchanging views with residents of the City on matters related to seniors, an ageing population and the need for community input into the Seniors Plan, the Strategic Plan and other matters that impact upon seniors.

In accordance with its role, the Committee identified priority focus areas that are complemented by various tasks and actions of the City’s Seniors Plan 2004-2008. These include: seniors’ health issues, transport accessibility and affordability and staying active through leisure and entertainment.

Recommendations of the Committee will facilitate progress on initiatives that are generated by the provision of ongoing Seniors Plan status reports. Other initiatives that complement the Seniors Plan such as the Transitions in Ageing Research Project Report will be useful resources to inform the review of the Seniors Plan, whilst the School Volunteer Program promotes intergenerational activities.

### **DETAILS**

#### **Issues and options considered:**

The Motions moved at the Seniors Interests Advisory Committee meeting held on 6 June 2007 are shown below, together with officer’s comments.

## **1 Development of New Access and Inclusion Plan**

The following Motion was carried at the meeting on 6 June 2007:

*“That the Seniors Interests Advisory Committee:*

- 1 NOTES the information provided in this report;*
- 2 CONSIDERS how the Seniors Interests Advisory Committee can best contribute to the provision of “seniors specific” information in the development of the new Access and Inclusion Plan.*

### Officer’s Comment

The Access and Inclusion plan will be disseminated to community stakeholders for comment in the near future. Input from the Seniors Interests Advisory Committee members will make a valuable contribution to the development of the new plan.

## **2 Depression and Ageing: Beyond Maturity Blues Program**

The following Motion was carried at the meeting on 6 June 2007:

*“That the Seniors Interests Advisory Committee:*

- 1 NOTES the information provided in this report;*
- 2 CONSIDERS the issue of ageing, depression, mental health and wellbeing within the context of the review of the current Seniors Plan and an ageing population;*
- 3 LOOKS at ways of finding socially isolated seniors, making them aware of the seniors’ events and assisting with getting those seniors involved.*

### Officer’s Comment

At the request of the committee, strategies for identification of isolated seniors in the community will be presented as an agenda item for the next meeting which is scheduled for August 2007.

## **3 Elder Abuse – Older People’s Rights**

The following Motion was carried at the meeting on 6 June 2007:

*“That the Seniors Interests Advisory Committee:*

- 1 NOTES the information provided in this report;*
- 2 CONSIDERS how the Seniors Interests Advisory Committee can best integrate Elder Abuse Protocols within the review of the current Seniors Plan and the development of the new plan.*

### Officer’s Comment

Committee participation in the review of the Seniors Plan 2004 – 2008 highlights that the SIAC continues to fulfil its role of ensuring that concerns of seniors are adequately represented in the City’s planning processes and the strategic directions being developed for older people in the City.

#### **4 Presentation – Living Longer Living Stronger Program**

The following Motion was carried at the meeting on 6 June 2007:

*“That the Seniors Interests Advisory Committee DEFERS this report on Presentation – Living Longer Living Stronger Program until the next meeting of the Seniors Interests Advisory Committee.*

#### **Requests for reports for future consideration:**

The following reports were requested at the meeting of the Seniors Interests Advisory Committee:

#### **1 A report giving an analysis of the ages of persons who are currently enrolled in the Platinum 50+ program to date.**

##### Officer's Comment

The provision of an age break down of the participants currently enrolled in the Platinum 50+ Program that is offered by the Craigie Leisure Centre will be a useful contribution to discussion about the definition of a “Senior”.

#### **2 An update on the Seniors Event**

##### Officer's Comment

The Seniors Event – “The Art of Ageing” will be held from 10 to 14 September 2007. An update about the event and the proposed program will be presented to the Committee for their perusal.

#### **Link to Strategic Plan:**

The Seniors Interests Advisory Committee is linked to the Strategic Plan through the following objectives:

- 1.1 To develop, provide and promote a diverse range of lifelong learning opportunities.
- 1.2 To meet the cultural needs and values of the community.
- 1.3 To continue to provide services that meet changing needs of a diverse and growing Community.
- 1.4 To work with the community to enhance safety and security in a healthy environment.
- 3.3 To continue to meet changing demographic needs.
- 4.3 To ensure the City responds to and communicates with the community.

#### **Legislation – Statutory Provisions:**

Not Applicable.

#### **Risk Management considerations:**

Not Applicable.

#### **Financial/Budget Implications:**

Not Applicable.



**Policy Implications:**

The existing policies that are deemed to have the most impact on seniors are:

- Access and inclusion (access to community facilities and public space: overcoming barriers that could prevent participation in community activities)
- Rates (reduced rates for seniors)
- Fees and Charges (reduced fees for seniors for some services)
- Use of community facilities (accommodation provided free of charge to seniors groups under the “subsidised use” policy).

**Regional Significance:**

The Seniors Interests Advisory Committee is a locally focussed group, established by Council to represent and advocate for the needs of seniors within the City of Joondalup.

**Sustainability Implications:**

Not Applicable.

**Consultation:**

A consultation plan has been developed to ensure that the Plan captures current issues, trends and concerns.

**COMMENT**

Committee participation in the Seniors Plan 2004 – 2008 review and consultation process assists in ensuring that seniors are adequately represented in the planning processes and the strategic directions being developed for older people in the City.

**ATTACHMENTS**

Attachment 1            Minutes of the Seniors Interests Advisory Committee Meeting held on  
6 June 2007

**VOTING REQUIREMENTS**

Simple Majority.

**RECOMMENDATION**

**That Council NOTES the unconfirmed minutes of the Seniors Interests Advisory Committee held on 6 June 2007 forming Attachment 1 to Report CJ137-07/07.**

*Appendix 15 refers*

*To access this attachment on electronic document, click here: [Attach15brf100707.pdf](#)*

**CJ138-07/07      REQUEST FOR FACILITY UPGRADES – BRADEN PARK, MARMION – [04519] [01122]**

**WARD:** South

**RESPONSIBLE DIRECTOR:** Mr Clayton Higham  
Planning & Community Development

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**PURPOSE**

To provide recommendations for a proposed upgrade of facilities at Braden Park, Marmion.

**EXECUTIVE SUMMARY**

In July 2006, the City received a 100 signature petition from Marmion residents requesting the installation of new equipment at Braden Park.

City officers met with the residents who submitted the petition on site to discuss their requests and conducted an assessment of the park's existing facilities.

The City developed a plan of Braden Park detailing possible locations for the new equipment proposed. A letter describing each item of equipment and a copy of the plan was sent to a total of 157 households for comment. This included all residents who signed the petition and those households that immediately surround the park.

A total of 58 responses were received. 90% of respondents were in favour of the picnic shelter and 62% were in favour of the sports goals being installed. 52% were opposed to the tennis hit-up wall and 14% were opposed to all three items.

On 19 June 2007, a further 23 signature petition was submitted requesting the City to reconsider the proposed installation of sports goals and a tennis hit-up wall in Braden Park.

It is recommended that Council APPROVES the installation of a picnic shelter and sports goals (football and soccer) at Braden Park, Marmion.

**BACKGROUND**

At the 25 July 2006 Council meeting, the City received a petition containing 100 signatures from local Marmion residents requesting new equipment to be installed at Braden Park. The items identified were:

- 1 A tennis hit-up wall, two sided;
- 2 Goal posts for practice purposes only (football and soccer);
- 3 An exercise circuit around the perimeter of the park; and
- 4 Picnic shelters.

At its meeting on 19 June 2007, Council received an additional 23 signature petition. The petition requests the City to reconsider and decide against the installation of the sports goals (football and soccer) and the tennis hit-up wall.

## DETAILS

Braden Park is 4.71 hectares in size and contains a playground, areas of natural vegetation, security lighting, a central footpath and a large level grassed area.

There is currently no formal hierarchy used to classify the City's parks and reserves. When reviewing Braden Park it was considered a 'passive neighbourhood' area as it services the local neighbouring community, and does not cater for active sports participation. Standard features commonly found in these parks include:

- Bushland / conservation areas
- Floodlighting for safety and security
- Minor sporting infrastructure (basketball ring, BMX track)
- Play equipment
- Picnic shelters
- Bench seating
- Footpaths

### Assessment:

The City conducted an assessment of Braden Park against the standard facilities that are provided at parks with similar characteristics. A summary of the evaluation of each item requested is detailed below:

- 1 Tennis hit-up wall  
Standard Feature of a Passive Neighbourhood Park (Yes/No): No

#### Comment:

Currently, only one such facility exists within the City of Joondalup at Heathridge Park to accommodate the Heathridge Tennis Club.

Cost Estimate: \$10,000

- 2 Goal posts (football and soccer)  
Standard Feature of a Passive Neighbourhood Park (Yes/No): No

#### Comment:

*Goal posts are not a standard feature on 'Passive Neighbourhoods Parks' and are generally confined to active sporting parks. However, such items could be considered if they involved one (1) single set for each sport as proposed, were designed for casual unstructured participation and had the support of the local community.*

Cost Estimate: \$5,000

- 3 Exercise circuit  
Standard Feature of a Passive Neighbourhood Park (Yes/No): No

#### Comment:

*An exercise circuit is not a standard feature on 'Passive Neighbourhoods Parks'. Currently, no parks in the City of Joondalup contain an exercise circuit. Such items attract users from outside the local area and are best situated in parks where ancillary facilities are available including car parking and toilets.*

Cost Estimate: \$3,000 (6 items - cost does not include installation or instructional signage).

- 4 Picnic shelter  
Standard Feature of a Passive Neighbourhood Park (Yes/No): Yes

Comment:

Picnic shelters are considered a standard feature and an appropriate item of equipment to be installed at Braden Park.

Cost Estimate: \$5,600 (with base included).

**Consultation:**

City officers met with the residents who submitted the petition to Council at Braden Park on the 17 April 2007. The purpose of this meeting was to discuss the items of equipment that had been requested and explain the consultation process being undertaken for the project.

On 3 May 2007, the City sent a letter to all residents who signed the petition and those households immediately surrounding the park. The letter included information on the proposed items of equipment requested, and a map of the park with possible locations indicated (Attachment 1). Of the items requested, the tennis hit-up wall, the sports goal posts and the picnic shelter were listed for consideration. The exercise circuit was not considered appropriate for Braden Park.

Residents were encouraged to provide comments on the proposal by Friday 25 May 2007.

**Results:**

A total of 157 letters were sent to residents surrounding Braden Park. 58 responses were received representing a 40% response rate. A summary table including the results of the community consultation is detailed below.

ITEM OF EQUIPMENT	SUPPORTED		OPPOSED	
	NUMBER OF RESPONSES	%	NUMBER OF RESPONSES	%
TENNIS HIT-UP WALL	28	48%	30	52%
GOAL POSTS	36	62%	22	38%
PICNIC SHELTER	52	90%	6	10%
ALL 3 ITEMS	25	43%	8	14%

Tennis hit-up wall

52% of respondents were opposed to this item. Negative comments focused on the tennis hit-up wall attracting anti-social behaviour, being noisy and a potential site for graffiti. Comments in support of this item suggested that an alternative location might be more appropriate nearer to the picnic shelter.

Goal posts

62% of respondents were supportive of this item. Supportive comments centered on increasing opportunities for children to participate in sport activities. Negative responses stated that the goal posts are unnecessary and a duplication of nearby facilities.

Picnic shelter

90% of respondents were supportive of this item. Negative comments were with regard to the picnic shelter potentially attracting anti-social activities and providing a place where young people 'hang out'.

Other

Additional comments received include;

- Provide a netball / basketball hoop
- Better lighting
- Put in a fence around the playground
- Provide cricket nets
- Provide shade cloth over playground
- Don't remove any trees
- Need pooch bags
- Provide a BBQ
- Provide more picnic shelters

**Link to Strategic Plan:**

Outcome      The City of Joondalup provides social opportunities that meet community needs.

Objectives    1.3      To continue to provide services that meet the changing needs of a diverse and growing community.

Strategies    1.3.1    Provide leisure and recreational activities aligned to community expectations, incorporating innovative opportunities for today's environment.

1.3.3    Provide support, information and resources.

**Risk Management considerations:**

There is both support for and opposition to the proposed amendments.

**Financial/Budget Implications:**

<b>Account No:</b>	
<b>Budget Item:</b>	2007/2008 Financial Budget
<b>Budget Amount:</b>	\$24,000
<b>YTD Amount:</b>	Nil
<b>Actual Cost:</b>	To be determined

**Sustainability Implications:**

Not Applicable.

**COMMENTS**

Braden Park is considered a passive neighbourhood area designed to cater for the needs of the local community. It features playground equipment, areas of natural vegetation, security lighting, a central footpath that divides the park and a large level grassed area suitable for casual sports participation.

The initial petition that was presented to Council requested four (4) items of equipment to be installed at Braden Park. The City conducted an assessment of the park and evaluated the new equipment requested against the standard features that are provided at similar parks. The exercise circuit was not recommended as such items generally attract users from outside the local area and are best situated in parks that have facilities to accommodate regional users (car parking and toilets). No other parks in the City of Joondalup contain an exercise circuit.

The picnic shelter is a feature consistent with similar parks and was supported by 90% of community respondents. The goal posts, whilst not a common feature in passive park areas, have been requested to meet a local community need and were supported by the residents through the consultation process (62%).

The tennis hit-up wall was a specific item requested in the petition. A tennis hit-up wall is similar in nature to other pieces of minor sporting infrastructure. However, 52% of respondents were opposed to this item of equipment as they felt it would attract anti-social behaviour and provide a potential site for graffiti.

The second petition presented to Council requested the City to reconsider the installation of the goal posts and the tennis hit-up wall. Concerns focused on the tennis hit-up wall being a potential site for graffiti and attracting anti-social behaviour. Other signatories made additional comments requesting the park to be left 'as is'.

It is recommended that the City install a picnic shelter and goal posts at Braden Park. The picnic shelter will provide a meeting point for parents with children using the playground equipment and the goal posts will offer opportunities for casual sports participation. These items comply with the standard features provided by the City at parks with similar characteristics and will assist to increase local community use of the area.

The City will be implementing a review of all parks and reserves to develop a formal classification and facility provision schedule. The outcome of the review, which will recommend specific classifications for parks and reserves, will be presented to Council for endorsement. The outcome of the review will assist Council in managing future requests similar to Braden Park.

## **ATTACHMENTS**

Attachment 1            Plan of Braden Park with proposed locations of new facilities.

## **VOTING REQUIREMENTS**

Simple Majority

## **RECOMMENDATION**

**That Council APPROVES the installation of a picnic shelter and sports goals (football and soccer) at Braden Park, Marmion.**

*Appendix 16 refers*

*To access this attachment on electronic document, click here: [Attach16brf100707.pdf](#)*

<b>Name/Position</b>	<b>Cr G Amphlett</b>
<b>Item No/Subject</b>	CJ139-07/07 – Sports Development Program 2006/2007
<b>Nature of interest</b>	Interest that may affect impartiality
<b>Extent of Interest</b>	Cr Amphlett's brother is President of Edith Cowan University soccer club.

<b>Name/Position</b>	<b>Mr Mike Smith – Manager Marketing, Communications &amp; Council Support</b>
<b>Item No/Subject</b>	CJ139-07/07 – Sports Development Program 2006/2007
<b>Nature of interest</b>	Interest that may affect impartiality
<b>Extent of Interest</b>	Mr Smith is a life member of the Joondalup Districts Cricket Club.

## **CJ139-07/07 SPORT DEVELOPMENT PROGRAM 2006/2007 - [58536]**

**WARD:** All

**RESPONSIBLE DIRECTOR:** Mr Clayton Higham  
Planning and Community Development

### **PURPOSE**

To provide recommendations from the assessment panel's evaluation of the 2006/2007 Sport Development Program.

### **EXECUTIVE SUMMARY**

The Sport Development Program aims to assist local not-for-profit and incorporated, district level sporting clubs with programs, projects and events that facilitate the development of sport and enhance its delivery to City of Joondalup residents.

A panel consisting of a representative from the Department of Sport and Recreation and City officers formally assessed a total of five (5) applications as part of the 2006/2007 Sport Development Program. In June 2007, the Chief Executive Officer (CEO) approved funding for two (2) applications under delegated authority, which is approved up to \$10,000. These were for the ECU Joondalup Lakers Hockey Club (\$1,513.45) and Joondalup Brothers Rugby Union Football Club (\$10,000).

The applications from the Joondalup Districts Cricket Club, Sorrento Tennis Club and ECU Joondalup Soccer Club are presented to Council for approval as they exceed the CEO's delegated powers.

It is recommended that Council:

- 1 *APPROVES a \$13,000 financial contribution to the Joondalup Districts Cricket Club for a cricket-coaching program, subject to the club entering into a funding agreement with the City of Joondalup;*
- 2 *APPROVES a \$12,900 financial contribution to the Sorrento Tennis Club for the conduct of a tennis tournament, subject to the club entering into a funding agreement with the City of Joondalup;*

- 3 *APPROVES a \$18,000 financial contribution to the ECU Joondalup Soccer Club for a soccer-coaching program, subject to the club entering into a funding agreement with the City of Joondalup;*
- 4 *NOTES a \$1,513.45 financial contribution has been approved for the ECU Joondalup Lakers Hockey Club to conduct specialist goalkeeping clinics, subject to the club entering into a funding agreement with the City of Joondalup;*
- 5 *NOTES a \$10,000 financial contribution has been approved for the Joondalup Brothers Rugby Union Football Club for the appointment of a senior coach, subject to the club entering into a funding agreement with the City of Joondalup.*

## **BACKGROUND**

The City of Joondalup receives requests from numerous sporting groups for financial assistance. In June 2002, Council resolved to establish a sporting club support scheme whereby assistance can, upon application, be made available to district level clubs in lieu of individual sponsorship support (Item CJ136-06/02 refers). In September 2002, Council endorsed the City of Joondalup's Sport Development Program providing an annual budget of \$60,000.

The Sport Development Program aims to assist local not-for-profit and incorporated, district level sporting clubs with programs, projects and events that facilitate the development of sport and enhance its delivery to City of Joondalup residents. District sporting clubs are defined as clubs that play at or are aspiring towards the highest level of competition in their chosen sport. Eligible clubs must be located within the City of Joondalup and be represented at both junior and senior levels. Clubs can apply for support every second year following a successful application.

For the 2006/2007 funding round, the City identified two (2) key priorities for the program. The priorities were established inline with industry objectives and the needs of local clubs. The focus areas were:

- *Partnership Development*

SD4 (Strategic Directions for the WA Sport & Recreation Industry)  
Challenge: Industry Development

Building stronger strategic partnerships.

Linking together community organisations for the delivery of sport and recreation. Developing sport and recreation organisations by building capacity and sustainability. Specifically, programs/projects joining junior and senior organisations, or programs/projects that develop participation pathways (i.e. from junior to senior, or from amateur to elite) will be highly regarded.

- *Coaching and Education Programs*

SD4 (Strategic Directions for the WA Sport & Recreation Industry)  
Challenge: People Development

Improve delivery methods to meet the needs of volunteers.

Specialist programs that educate and provide new skills to members and volunteers, and provide ongoing benefits to the organisation. Developing activities by creating



better service delivery. Specifically, programs/projects that incorporate the latest or newest coaching methods for both seniors and juniors will be highly regarded.

The 2006/2007 Sport Development Program was promoted directly to all eligible clubs in February 2007. The clubs that were sent information include:

- ECU Joondalup Soccer Club
- ECU Joondalup Lakers Hockey Club
- West Perth Football Club
- Joondalup Brothers Rugby Union Football Club
- Joondalup Districts Cricket Club
- Mullaloo Surf Life Saving Club
- Sorrento Surf Life Saving Club
- Sorrento Tennis Club
- Greenwood Tennis Club
- Ocean Ridge Tennis Club
- Kingsley Tennis Club
- Joondalup Netball Association

The City of Joondalup received five (5) applications by the 13 April 2007 closing date. A summary of the applications made to the City are included as Attachment 1.

## DETAILS

### Issues and options considered:

A formal assessment panel was established to review the five (5) applications received. The members of the assessment panel consisted of a representative from the Department for Sport and Recreation and City officers.

A summary of the assessment panel's evaluation of the applications received from the Joondalup Districts Cricket Club, Sorrento Tennis Club and ECU Joondalup Soccer Club are included in Attachment 2.

In June 2007, the Chief Executive Officer approved funding to two (2) clubs under delegated authority. Details of these applications are:

- |   |                   |   |
|---|-------------------|---|
| 1 | Name:             | ECU Joondalup Lakers Hockey Club  |
|   | Amount requested: | \$1,513.45  |
|   | Project Details:  | To provide high quality specialist goal keeping clinics to club members.                    |
|   | Amount Approved:  | \$1,513.45  |
| 2 | Name:             | Joondalup Brothers Rugby Union Football Club  |
|   | Amount requested: | \$10,000  |
|   | Project Details:  | To attract a top level senior coach to elevate the club into the premier grade competition. |
|   | Amount Approved:  | \$10,000.00   |

### Link to Strategic Plan:

Outcome: The City of Joondalup provides social opportunities that meet community needs.

Objectives: 1.3 To continue to provide services that meet the changing needs of a diverse and growing community.

Strategies 1.3.1 Provide leisure and recreational activities aligned to community expectations, incorporating innovative opportunities for today's environment.

1.3.3 Provide support, information and resources.

**Risk Management considerations:**

No risks have been identified.

**Financial/Budget Implications:**

<b>Account No:</b>	1.4530.4403.0001.9999
<b>Budget Item:</b>	Sponsorships
<b>Budget Amount:</b>	\$60,000
<b>YTD Amount:</b>	Nil
<b>Total Cost:</b>	\$55,413.45

**Policy Implications:**

The Sports Development Program is conducted in line with City Policy 5.2 - Community Funding.

**Sustainability Implications:**

The program assists Clubs in providing added value services to its members which assists the club's overall operation.

**Consultation:**

The five (5) applicants that submitted Expressions of Interest for the Sport Development Program were invited to meet individually with City officers to discuss their proposal. All applicants were provided with feedback and directions to assist in their final application.

A post application meeting was conducted with each applicant providing them an opportunity to supply the City with additional information as required.

Comment

The Sport Development Program offers support to sporting clubs in areas that are operational and often prohibitive to club development under normal circumstances. The program aims to ensure that the City receives appropriate recognition of its contribution to a particular sporting entity. The extent of the support is up to \$20,000 in any one year and the level of recognition to the City varies accordingly.

In 2006/2007, the Sport Development Program has provision for \$60,000 to be allocated to successful applicants. The assessment panel considered each funding request against the Sport Development Program guidelines, identified priorities and the level of recognition offered to the City. The total amount of funding recommended to the five (5) sporting clubs is \$55,413.45.

The Chief Executive Officer, under delegated authority, can approve applications for funding up to \$10,000, and has approved the panel's recommendation for the ECU Joondalup Lakers Hockey Club and Joondalup Brothers Rugby Union Football Club. The funding requests from Joondalup Districts Cricket Club, Sorrento Tennis Club and ECU Joondalup Soccer Club are greater than \$10,000 (Attachment 2 refers), and therefore require Council endorsement.

**ATTACHMENTS**

- Attachment 1      Application Summary
- Attachment 2      Application Assessment for requests from:
- Joondalup Districts Cricket Club
  - Sorrento Tennis Club
  - ECU Joondalup Soccer Club

**VOTING REQUIREMENTS**

Simple Majority

**RECOMMENDATION****That Council:**

- 1 APPROVES a \$13,000 financial contribution to the Joondalup Districts Cricket Club for a cricket-coaching program, subject to the club entering into a funding agreement with the City of Joondalup;**
- 2 APPROVES a \$12,900 financial contribution to the Sorrento Tennis Club for the conduct of a tennis tournament, subject to the club entering into a funding agreement with the City of Joondalup;**
- 3 APPROVES an \$18,000 financial contribution to the ECU Joondalup Soccer Club for a soccer-coaching program, subject to the club entering into a funding agreement with the City of Joondalup;**
- 4 NOTES a \$1,513.45 financial contribution has been approved for the ECU Joondalup Lakers Hockey Club to conduct specialist goalkeeping clinics, subject to the club entering into a funding agreement with the City of Joondalup;**
- 5 NOTES a \$10,000 financial contribution has been approved for the Joondalup Brothers Rugby Union Football Club for the appointment of a senior coach, subject to the club entering into a funding agreement with the City of Joondalup.**

*Appendix 17 refers*

To access this attachment on electronic document, click here: [Attach17brf100707.pdf](#)

**CJ140-07/07 JOONDALUP COMMUNITY ART ASSOCIATION – [77549] [12169]**

**WARD:** All

**RESPONSIBLE DIRECTOR:** Mr Clayton Higham  
Planning and Community Development

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**PURPOSE**

To provide details on the proposed Joondalup Community Arts Association (JCAA) agreement with the City.

**EXECUTIVE SUMMARY**

The JCAA was formed in October 2003, with a seven (7) member volunteer board. In 2004, the JCAA with support from the City opened the Blend(er) Gallery to provide an outlet for local artists. The Gallery was designed to exhibit artwork, conduct workshops and provide a focal point for the enhancement of arts within the CBD.

The agreement between the City and JCAA expired on 31 December 2006, with the City's three year term for lease for the Blend(er) Gallery site expiring on 25 February 2007. The City received a business plan from JCAA outlining a proposal for the extension of the agreement for a further three years.

The City reviewed the role, function and previous outcomes of the JCAA and the Blend(er) Gallery. The City engaged with the JCAA to develop a new agreement, which meets both the City's and the Association's needs.

The City proposes a new two (2) year agreement for the support of the JCAA and the Blend(er) Gallery that recognises JCAA as an established community association. The proposed agreement will provide the City with an opportunity to work in partnership with the JCAA to review potential alternative locations for the Blend(er) Gallery.

It is recommended that Council:

- 1 *DEVELOPS a new two (2) year agreement with the Joondalup Community Arts Association that includes:*
  - (a) *the City providing:*
    - (i) *a two (2) year lease on the site 4, 5 & 6, 48 Central Walk for the Joondalup Community Arts Association Blend(er) Gallery including outgoings for the leased premise;*
  - (b) *the Joondalup Community Arts Association providing an:*
    - (i) *Annual Business Plan including key programs/activities and operating budget;*
    - (ii) *Annual Report outlining the Association's achievements against objectives;*

- 2 *the City UNDERTAKES a review in partnership with Joondalup Community Arts Association of appropriate facilities within the City for the potential relocation of the Blend(er) Gallery.*

## **BACKGROUND**

The JCAA Blend(er) Art Gallery was established in 2004 to meet the needs of the arts community within the City of Joondalup. The intent of the Gallery was to provide a cultural focus for the City centre. The Gallery project was identified as fitting strategically within the objectives of the CBD Enhancement Program and the Cultural Development Program (CJ312–12/03 refers).

The Gallery provides a venue for local artists to exhibit and sell their artworks. The workshop facility incorporated in the Gallery has provided a venue for artists to develop their art practice, hold art classes and demonstrations, and offers a central meeting place for artists.

The City's initial agreement with JCAA consisted of the City leasing the premise for the Blend(er) Gallery, meeting all the costs of outgoings, and providing an annual administration grant.

The City has contributed \$111,439 in lease/outgoing payments and \$36,000 in administration payments to assist in the development of the JCAA since the inception of the agreement.

The agreement between the City and the JCAA expired on 31 December 2006. The City's three year term of the lease for the Blend(er) Gallery site expired on 25 February 2007, with two (2) additional one (1) year options available. The City has continued with the lease on a month-to-month basis pending the finalisation of the future agreement between the City and JCAA.

The City has undertaken a review of JCAA and the Blend(er) Gallery. The City has met with the JCAA Chairman to discuss the Association's development over the last three years, its contribution to arts development within the City, and its future direction.

## **DETAILS**

The JCAA provides the City with a unique opportunity to be able to support and develop arts within the region without direct facility and service provision. With agreed objectives, the City and JCAA can work in partnership to develop and foster the arts industry within the region.

It is envisaged that from July 2007, the JCAA will operate in line with other community / sporting associations by self supporting their operations, and that the JCAA seek financial support from the City through existing funding programs such as the Arts Development Scheme and the Community Funding Program for specific projects.

It is proposed that the City's ongoing support of the JCAA will be through a two-year agreement, which is centred on the provision of a facility for the Blend(er) gallery. Whilst Blend(er) Gallery is currently located in the City's CBD consideration will be given to alternative sites that can accommodate the Blend(er) Gallery in the future, which could reduce the City's commercial lease payments. A joint review of potential alternative sites within the City will be undertaken with the JCAA and City.

### **Issues and Options considered:**

- That the City ceases support of JCAA.
- The City renews its agreement with JCAA based on the conditions of the previous agreement covering accommodation and administrative support. (Status quo)

- The City enters into a new two (2) year agreement with JCAA, including a lease for a shop front in Central Walk and reviews options for alternative gallery options

### Strategic Plan:

- 1.2 To meet the cultural needs and values of the community.
- 1.2.1 Continue to enhance and create new cultural activities and events.
  - 1.2.2 Create cultural facilities.
- 1.3 To continue to provide services that meet changing needs of a diverse and growing community.
- 1.3.2 Provide quality-of-life opportunities for all community members.
  - 1.3.3 Provide support, information and resources.
- 3.2 To develop and promote the City of Joondalup as a tourist attraction
- 3.2.1 Create and promote cultural tourist attractions.
  - 3.2.3 Develop marketing strategies to support the promotion of the City of Joondalup as a tourist attraction.

### Financial/Budget Implications:

The table below outlines the provisional budget allocations required to meet the annual lease payment and outgoings for the site 4,5 & 6, 48 Central Walk.

	<b>2007/2008</b>	<b>2008/2009</b>
<b>Account No:</b>	1 4430 4420 000 1A004	1 4430 4420 000 1A004
<b>Budget Item:</b>	Community Art Gallery	Community Art Gallery
<b>Budget Amount:</b>	\$57,755	\$60,065

### Policy implications:

Not Applicable.

### Regional Significance:

- The Blend(er) Art Gallery is the only facility within the City of Joondalup that provides local artists exhibition space;
- JCAA provides opportunities for the development of local cultural industry and cultural tourism in the region.

### Sustainability implications:

- JCAA provides an opportunity for local artist, to develop their professional practice and develop an arts culture in the City;
- A two (2) year agreement providing support to the JCAA through the provision of a site for the Blend(er) Gallery, allows the Association to clearly plan for its future and the further development of arts within the City.

**Consultation:**

The City has engaged with the Chairman of the JCAA to discuss the options and details of any future agreements.

**COMMENT**

The Blend(er) Art Gallery has become a focal point for community art in the Joondalup CBD. It provides opportunities for local artists to exhibit and sell their work, and has established an extensive workshop program to support the arts community in the Joondalup region.

The City's long-term role in the support of the JCAA has been assessed. The following issues and options were considered:

- That the City ceases support of JCAA – Not recommended.

The JCAA has assisted the City provide an art Gallery and cultural activities in line with the City's Strategic Plan 2003-2008 and previously agreed objectives. There is considerable community support for the Gallery and its associated services. The JCAA provide a local venue for artist's exhibitions, arts development classes, workshops and a CBD tourist attraction for the many exhibitions and launches held at the Blend(er) Gallery.

- The City renews its agreement based on the conditions of the previous agreement covering accommodation and administrative support. (status quo) – Not recommended.

The JCAA presented a business plan to the City in 2006, which proposed the future support from the City to be very similar to the previous agreement. The previous agreement included an administration grant, which was provided to assist the JCAA establish in the first three years of operation. The JCAA's operations, members of the board and future direction are now established, removing the need for financial assistance to develop the association. Whilst the administration grant is no longer required, the City recognises the need to support the JCAA through the provision of premises in the form of Blend(er) art Gallery.

- That the City develops a new two (2) year agreement with JCAA and reviews options for alternative gallery locations within the City – Recommended.

The City recognises income and funding opportunities available for JCAA could not be expected to meet the annual lease and outgoing payment for the Blend(er) Gallery site. Therefore self-sustainability of the JCAA would not be possible without the City supporting the JCAA through the provision of an appropriate facility.

A desk top review of alternative locations for the Blend(er) Gallery was undertaken in May 2007, to determine if other sites within the CBD would be appropriate for the needs of the JCAA and could reduce the City's commercial lease payments (see attachment 1). A further, more detailed review is recommended to consider alternative sites throughout the City's boundaries, which can accommodate the Blend(er) Gallery whilst reducing the City's commercial lease payments. A joint review of potential alternative sites within the City will be undertaken, in partnership with the JCAA and the City.

**The development of a two (2) year agreement between the City and JCAA, provides the following advantages:**

- The agreement provides a facility for the JCAA.
- The agreement will allow the City to undertake a review, in partnership with JCAA, to review appropriate facilities within the City for the potential relocation of the Blend(er) Gallery.
- The agreement provides consistency with other community and sporting associations within the City.
- Assists the City meet its strategic cultural development objectives through a community arts organisation providing arts development, exhibitions and a Gallery, within the region.

## **ATTACHMENTS**

Attachment 1            Blend(er) Gallery – Alternative Location Review

## **VOTING REQUIREMENTS**

Simple Majority.

## **RECOMMENDATION**

**That Council:**

- 1        DEVELOPS a new two (2) year agreement with the Joondalup Community Arts Association that includes:**
  - (a)     the City providing:**
    - (i)     a two (2) year lease on the site 4, 5 & 6, 48 Central Walk for the Joondalup Community Arts Association Blend(er) Gallery including outgoings for the leased premise;**
  - (b)     the Joondalup Community Arts Association providing:**
    - (i)     Annual Business Plan including key programs/activities and operating budget;**
    - (ii)    Annual Report outlining the Association's achievements against objectives;**
- 2        the City UNDERTAKES a review in partnership with Joondalup Community Arts Association to review appropriate facilities within the City for the potential relocation of the Blend(er) Gallery.**

*Appendix 18 refers*

*To access this attachment on electronic document, click here: [Attach18brf100707.pdf](#)*



**11 REPORT OF THE CHIEF EXECUTIVE OFFICER**

<b>Name/Position</b>	<b>Mr Garry Hunt – Chief Executive Officer</b>
<b>Item No/Subject</b>	Item 23 – Salary Packaging
<b>Nature of interest</b>	Financial
<b>Extent of Interest</b>	This may impact on salary packaging arrangements.

**CJ141-07/07 INCREASING FLEXIBILITY WITHIN STAFF SALARY PACKAGING ARRANGEMENTS - [11800]**

**WARD:** All

**RESPONSIBLE DIRECTOR:** Mr Garry Hunt  
Office of the CEO

**PURPOSE/EXECUTIVE SUMMARY**

To seek Council support for greater flexibility within the salary packaging arrangements for staff.

**BACKGROUND**

In May 2002 Council agreed to a proposal to implement salary packaging arrangements for staff of the City. It also agreed to the adoption of the Total Employment Cost (TEC) approach to remunerating the CEO, Directors, Business Unit Managers and other staff employed under contract. Within the TEC amount, flexible salary packaging was to be offered to staff members.

**DETAILS**

While allowing salary packaging for motor vehicles, the 2002 report to Council indicated that the following motor vehicles may not be salary packaged:

- “luxury vehicles (i.e those with a capital value greater than \$55,134 or as otherwise gazetted by the Taxation Office);
- Commercial vehicles as gazetted by the Australian Taxation Office”.

The taxation treatment for luxury vehicles and commercial vehicles is different to other passenger vehicles and, consequently, these classes were excluded.

This said, their exclusion makes little sense with a TEC arrangement in place. The TEC caps the amount the employee will receive from the City (which covers all direct payments and other associated costs such as fringe benefits tax). The view is taken that an employee should not be precluded from salary sacrificing for a luxury vehicle as the employee’s TEC will not change and any additional taxation commitments will need to be included within the TEC arrangement.

**Issues and options considered:**

Council could:

- Remove the constraint relating to salary sacrificing for luxury vehicles; or
- Maintain the constraint.

**Link to Strategic Plan:**

Not Applicable.

**Legislation – Statutory Provisions:**

This report relates to the impact of Commonwealth Taxation legislation.

**Risk Management considerations:**

The TEC arrangement caps the City's costs in relation to employees. Limiting employee flexibility within this capped amount is considered inappropriate and risks employee dissatisfaction.

**Financial/Budget Implications:**

None. Employee remuneration is capped by the TEC.

**Policy Implications:**

Not Applicable.

**Regional Significance:**

Not Applicable.

**Sustainability Implications:**

Not Applicable.

**Consultation:**

Not Applicable.

**COMMENT**

The proposal suggested in this report provides no increased payment to employees; just flexibility to choose cars within a TEC.

**ATTACHMENTS**

Nil.

**VOTING REQUIREMENTS**

Simple Majority

**RECOMMENDATION**

**That Council SUPPORTS staff salary packaging for all types of passenger vehicles.**

## 12 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

### **NOTICE OF MOTION – CR STEVE MAGYAR – CITY OF JOONDALUP BECOMING A NET EXPORTER OF ENERGY**

In accordance with Clause 26 of the Standing Orders Local Law 2005, Cr Steve Magyar has given notice of his intention to move the following Motion at the Council meeting to be held on Tuesday, 17 July 2007:

***“That Council REQUESTS a report from the Chief Executive Officer on the possibility of the City of Joondalup becoming a net exporter of energy.”***

### **REASONS FOR MOTION**

A scientific paper published by a team led by James Hansen at NASA, suggests that the grim reports issued by the Intergovernmental Panel on Climate Change could be absurdly optimistic<sup>(1)</sup>.

The IPCC predicts that sea levels could rise by as much as 59cm this century<sup>(2)</sup>.

Hansen’s paper argues that the slow melting of ice sheets that the panel expects doesn’t fit the data. The geological record suggests that ice at the poles does not melt in a gradual and linear fashion, but flips suddenly from one state to another.

When temperatures increased to 2-3 degrees above today’s level 3.5 million years ago, sea levels rose not by 59 centimeters but by 25 metres. The ice responded immediately to changes in temperature. A sea level rise of 25 metres would be disastrous for Joondalup.

If Hansen is correct, we need to respond quickly and creatively, we must immediately commission studies to discover how much of our energy could be produced without fossil fuels.

With the City of Joondalup managing parks, road reserves and other infrastructure, the City may be in a position to capture wind and solar power and sell the energy back into the electricity grid.

If this is possible then helping to solve a serious threat has been turned into a great business opportunity.

### **References:**

- 1 James Hansen et al, 2007. Climate Change and Trace Gases. Philosophical Transactions of the Royal Society – A. Vol 365, pp 1925-1954. DOI: 10.1098/rsta.2007.2052.  
[http://pubs.giss.nasa.gov/docs/2007/2007\\_Hansen\\_et al\\_2.pdf](http://pubs.giss.nasa.gov/docs/2007/2007_Hansen_et al_2.pdf)
- 2 Intergovernmental Panel on Climate Change, February 2007. Climate Change 2007: The Physical Science Basis – Summary for Policymakers. Table SPM-3. <http://www.ipcc.ch/SPM2feb07.pdf>

### **OFFICER’S COMMENT**

A report will be prepared on the possibility of the City becoming a net exporter of energy.

**13 ANNOUNCEMENTS OF NOTICES OF MOTION FOR THE NEXT MEETING**

**14 CLOSURE**



**DECLARATION OF  
FINANCIAL INTEREST/INTEREST THAT MAY AFFECT  
IMPARTIALITY**

**To: CHIEF EXECUTIVE OFFICER  
CITY OF JOONDALUP**

<b>Name/ Position</b>	
<b>Meeting Date</b>	
<b>Item No/ Subject</b>	
<b>Nature of Interest</b>	Financial Interest * Interest that may affect impartiality* <span style="float: right;"><i>* Delete where not applicable</i></span>
<b>Extent of Interest</b>	
<b>Signature</b>	
<b>Date</b>	

Section 5.65(1) of the Local Government Act 1995 states that:

*“A member who has an interest in any matter to be discussed at a Council or Committee meeting that will be attended by that member must disclose the nature of the interest:*

- (a) in a written notice given to the CEO before the meeting; or*
- (b) at the meeting immediately before the matter is discussed.*



**QUESTION TO BE ASKED AT  
BRIEFING SESSION/COUNCIL MEETING**

<b>TITLE</b> <i>(Mr/Mrs/Ms/Dr)</i>	<b>FIRST NAME</b>	<b>SURNAME</b>	<b>ADDRESS</b>

**QUESTIONS**

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Please submit this form at the meeting or:

- **post** to The Chief Executive Officer, City of Joondalup, P O Box 21, Joondalup WA 6919
- **email** to [council.questions@joondalup.wa.gov.au](mailto:council.questions@joondalup.wa.gov.au)

**Please note that:**

- Questions asked at a **Briefing Session** must relate to matters contained on the draft agenda.
- Questions asked at a **Council meeting** can relate to matters that affect the operations of the City of Joondalup.
- Questions asked at a **Special Meeting of the Council** must relate to the purpose for which the meeting has been called



**STATEMENT TO BE MADE AT  
BRIEFING SESSION/COUNCIL MEETING**

TITLE <i>(Mr/Mrs/Ms/Dr)</i>	FIRST NAME	SURNAME	ADDRESS

**STATEMENT**

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Please submit this form at the meeting or:

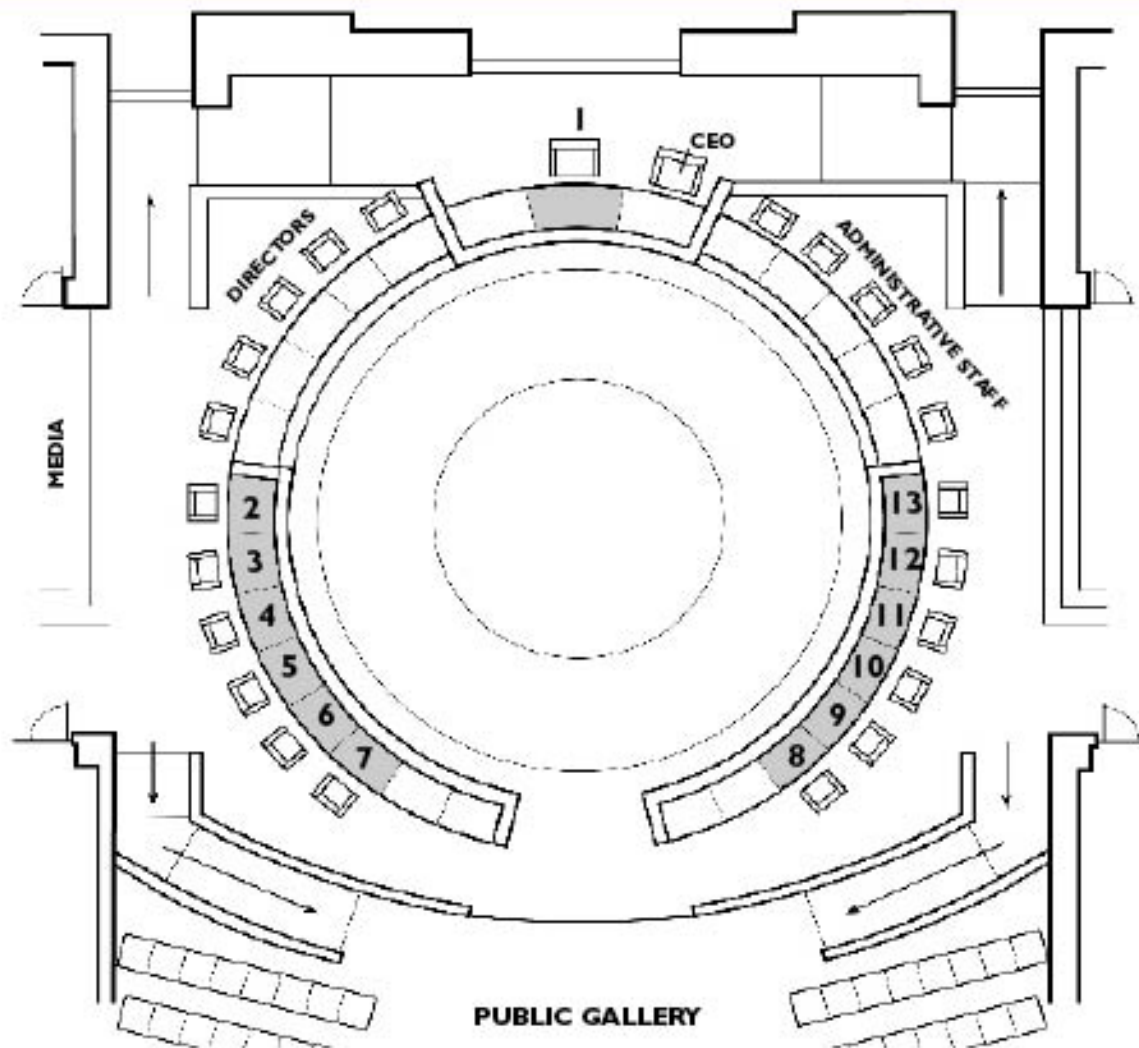
- **post** to The Chief Executive Officer, City of Joondalup, P O Box 21, Joondalup WA 6919
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**Please note that:**

- Statements made at a **Briefing Session** must relate to matters contained on the draft agenda.
- Statements made at a **Council meeting** can relate to matters that affect the operations of the City of Joondalup.
- Statements made at a **Special Meeting of the Council** must relate to the purpose for which the meeting has been called

# SEATING DIAGRAM

## Council Chamber Seating Diagram City of Joondalup



### Mayor

1 His Worship the Mayor, Troy Pickard (Term expires 10/09)

### North Ward

- 2 Cr Kerry Hollywood (Term expires 10/09)
- 3 Cr Tom McLean (Term expires 20/10/07)

### North-Central Ward

- 4 Cr Albert Jacob (Term expires 10/09)
- 5 Cr Steve Magyar (Term expires 20/10/07)

### Central Ward

- 6 Cr Marie Macdonald (Term expires 10/09)
- 7 Cr Geoff Amphlett (Term expires 20/10/07)

### South-West Ward

- 8 Cr Michele John (Term expires 10/09)
- 9 Vacant

### South-East Ward

- 10 Cr Sue Hart (Term expires 10/09)
- 11 Cr Brian Corr (Term expires 20/10/07)

### South Ward

- 12 Cr Russ Fishwick (Term expires 10/09)
- 13 Cr Richard Currie (Term expires 20/10/07)



