



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 on Tuesday, 26 June 2001 at 7.00 pm.

LINDSAY DELAHAUNTY
Chief Executive Officer
20 June 2001

PUBLIC QUESTION TIME

Council allows a 15 minute public question time at each Council meeting which is open to the public.

To enable prompt and detailed responses to questions, members of the public are requested to lodge questions in writing to the Committee Clerk at least two days prior to the Council meeting at which the answer is required.

The Mayor is responsible for the conduct of public question time and ensuring that each member of the public has an equal opportunity to ask a question. The Mayor shall also decide whether a question will be taken on notice or alternatively who should answer the question.

The following general rules apply to question time:

- *question time is not to be used by a member of the public to make a statement or express a personal opinion.*
- *questions should properly relate to Council business.*
- *question time shall not be used to require an Elected Member or an officer to make a personal explanation.*
- *questions are not to be framed in such a way as to reflect adversely on a particular Elected Member or officer.*

DEPUTATION

Elected Members will conduct an informal session on the same day as the meeting of the Council in Conference Room 1, Joondalup Civic Centre, Boas Avenue, Joondalup, commencing at 5.00 pm where members of the public may present deputations by appointment only.

A time period of fifteen (15) minutes is set aside for each deputation, with five (5) minutes for Elected Members' questions. Deputations shall not exceed five (5) persons in number and only three (3) of those persons shall be at liberty to address the Elected Members and to respond to questions raised. Deputation sessions are, however, open to the public and other persons may attend as observers.

MOBILE TELEPHONES

PERSONS ATTENDING MEETINGS are reminded that the use of Mobile Telephones during meetings is not permitted.

PLEASE ENSURE that mobiles are switched off before entering the Council Chamber.

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

CITY OF JOONDALUP

Notice is hereby given that an Ordinary Meeting of Council will be held in the Council Chamber, Joondalup Civic Centre, Boas Avenue, Joondalup on **TUESDAY, 26 JUNE 2001** commencing at **7.00 pm**.

LINDSAY DELAHAUNTY
Chief Executive Officer
20 June 2001

Joondalup
Western Australia

AGENDA

OPEN AND WELCOME

Invited Guest - Mr Kevin Larkins – President, Mullaloo Surf Lifesaving Club

APOLOGIES AND LEAVE OF ABSENCE

PUBLIC QUESTION TIME

The following question, submitted by Mr M Sideris, Mullaloo was taken on notice at the Council meeting held on 12 June 2001:

Q1 If Chubb employs 16 people per shift, I calculate an 8.8% increase to be \$16,945 and not \$17,465. Can you explain why there is a substantial difference?

A1 The amount of \$17,465.28 is calculated by taking the contract rate of \$20.52 per hour, adding 8.8% for the minimum wage increase, then adding the contract vehicle running costs of \$3.66 per hour. This totalled \$25.99 @ 672 hrs per week providing a weekly rate of \$17,465.28.

The following question, submitted by Mr S Magyar, Heathridge was taken on notice at the Council meeting held on 12 June 2001:

Q1 The answer to my previous question on access to information referred to Section 5.94 of the Local Government Act. Will you instruct the staff to refer to the correct section of the Local Government Act and regulations, being Section 5.25 and Administration Regulation 14?

- A1 Section 5.25 details that certain regulations may be made in relation to certain functions, of which Administration Regulation 14 is provided. Section 5.94 of the Act gives specific rights to members of the public relating to inspecting certain information. It must be noted that the sections of the Local Government Act (resolved by Parliament) are the 'head of power' where certain things can/or must be done; regulations (set by the Minister) are subsidiary to legislation. The reference to Section 5.94 of the Act was correct as that is the section of the Act that grants the power to the public.

The following question, submitted by Mr M Baird, Duncraig was taken on notice at the Council meeting held on 12 June 2001:

- Q1 Can the 5 Year Capital Works Programme be made available in the Duncraig Library and the Joondalup Library?*

- A1 This document was delivered to all Libraries within the City before opening time, Monday 11 June.

The following question, submitted by Mr L Arbuckle, Sorrento was taken on notice at the Council meeting held on 12 June 2001:

- Q1 450 people have formally petitioned against the proposed car park on Robin Reserve. How many residents have asked for the proposal?*

- A1 The proposal has been costed for Draft Budget consideration following a resident raising concerns pertaining to repeated problems with antisocial activities in the southern car park to the reserve. It is not known how many residents have shared these concerns.

DECLARATIONS OF FINANCIAL/NON FINANCIAL INTEREST

CONFIRMATION OF MINUTES

MINUTES OF COUNCIL MEETING, 12 JUNE 2001

RECOMMENDATION

That the Minutes of the Council Meeting held on 12 June 2001 be confirmed as a true and correct record.

ANNOUNCEMENTS BY THE MAYOR WITHOUT DISCUSSION

PETITIONS

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DATE OF NEXT MEETING

CLOSURE

CJ187 - 06/01 USE OF CONFERENCE ROOMS - [36382] [33866]**WARD - All**

CJ010619_BRF.DOC:ITEM 1

SUMMARY

There are guidelines in place for the use of the Council Chamber when not in use by the Council and use of the Conference Rooms in the Civic Centre.

These guidelines were included in the Elected Members' Protocol and Procedures Manual (included as part of the Welcome Pack).

The Elected Members' Protocol and Procedures Manual states that " ... the committee room, conference rooms and ward offices are not to be used for other than official Council functions."

If this procedure does not reflect the wishes of the Elected Members the issue should be passed to the House Committee for further consideration and possible alteration.

Use of the Conference Rooms by Council officers is dependent on the size and/or nature of meetings, and must be approved by the Manager Executive Services, on behalf of the CEO.

BACKGROUND

There have been some requests recently by groups wishing to use the conference room facilities for purposes other than Council business.

Currently Conference Rooms are booked through the Personal Assistant to the Mayor, and where some question of use arises the matter is referred to the Manager Executive Services.

The Elected Members' Protocol and Procedures Manual states that:

"The Council Chamber shall not be used for any other purpose than the conduct of Council and committee meetings, unless the prior consent of the mayor is obtained. The committee room, conference rooms and ward offices are not to be used for other than official Council functions. These rooms may be booked through the Mayor's Personal Assistant."

Council Policy 2.2.5 refers to the use of the Council Chamber and states:

"OBJECTIVE

To determine the nature and extent of the use of the Council Chamber.

STATEMENT

The Council Chamber shall not be used for any purpose other than the conduct of Council meetings, Committee Meetings, Local Government Association Meetings, Regional Council Meetings and citizenship ceremonies, unless the prior consent of the Mayor is obtained."

Past experience of room usage suggests that opening up use of the rooms outside normal office hours, especially for meetings other than council business, will lead to increased pressure on staff time, pose security issues and will incur additional costs for Council.

DETAILS

The usage for the rooms varies greatly by week but on average the three committee rooms are used three times each per week. In general, council officers book them for daytime use and Councillors for night time. The majority of meetings are booked for evenings.

It is envisaged that rooms would be fully booked if non-Council related groups were allowed access to the conference rooms.

The advantages of extending use of rooms to include meetings not related to Council business are:

1. Increased utilisation of the facilities in the civic centre
2. A good public relations exercise with community groups

The disadvantages may be:

1. Increased refreshment/catering costs
2. Increased security risks and costs
3. Increased cleaning costs
4. Increased administrative costs
5. Less flexibility when wanting to book the rooms for Council business
6. Increased maintenance and repair of equipment
7. Greater wear and tear in general

Approximate costs per additional room use would be \$50, to include additional cleaning, refreshments, air-conditioning and lighting. The security cost is around \$ 75 for a 3 hour duration. An officer would need to remain in the building until the last meeting had concluded. Out of hours penalty rates may also apply (eg. at weekends).

It would be essential that an Elected Member or Council officer be with the group and be responsible for the security of the facility.

The City of Joondalup Regional Library contains a meeting room which is able to be accessed by the public for after hours use.

COMMENT

The procedures for use of the conference rooms are detailed in the Elected Members' Protocol and Procedures Manual.

If this procedure does not reflect the wishes of the Elected Members the issue should be passed to the House Committee for further consideration.

Use of the Conference Rooms by Council officers is dependent on the size and/or nature of meetings, and must be approved by the Manager Executive Services, on behalf of the CEO.

RECOMMENDATION

That Council amends Policy 2.2.5 – Council Chamber – Use of to read:

“The Council Chamber, Conference Rooms and Ward offices located within the Joondalup Civic Centre NOT be used for any other purpose other than official Council functions, such as the conduct of Council meetings, Committee Meetings, Local Government Association Meetings, Regional Council Meetings and citizenship ceremonies, unless the prior consent of the Mayor is obtained with requests being made in writing.”

CJ188 - 06/01 DRAFT POLICY FOR A SISTER CITY RELATIONSHIP WITH THE JINAN MUNICIPAL PEOPLE'S GOVERNMENT - PAPER NO. 2 - [49504]

WARD - All

CJ010619_BRF.DOC:ITEM 2

SUMMARY

In June 2000, the City of Joondalup received a delegation from the Municipality of Jinan, Shandong Province on China's eastern seaboard. Sponsored and incorporated within Edith Cowan University's (ECU) efforts in marketing its overseas student services to China, memorandum of friendship was signed between Jinan and the City of Joondalup.

Subsequent to the adoption of the MOU, invitations have been received from Joondalup to reciprocate the visit with a delegation to Jinan, though this was declined. It also appears that there is an expectation from Jinan that this 'friendship' would in time develop into a 'sister-city' relationship.

In December 2000 a Discussion Paper that provided a framework for the development of a sister-city policy as well as to generate a clear set of objectives for exchange encompassing one or more fields of education, culture and economic development was discussed at a consultation briefing session (Attachment A refers).

The objective of this report is to assist in the facilitation of the community-consultative processes in the development of sister-city relationships. This report also recommends that Council:

- 1) **ENDORSES** the organisation of a public meeting, with co-operation with Edith Cowan University, the WA Chinese Chamber of Commerce and the Chung Wah Association, and the WA Sister-City Association to gauge support, within the broader Joondalup community for the progressing of a Sister-City relationship with the Municipal People's Government.
- 2) **ENDORSES** the sending of a delegation to attend the WA Sister City Association Conference planned for the end of September 2001 with a view to developing further recommendations as to the appropriate progressing of the Sister-City relationship.

BACKGROUND

Jinan municipality covers an area of 8,227 square kilometres (Metropolitan Perth is 7,044 square kilometres in area by comparison) with an urban population of 2.4 million and a total population of 5.34 million. The municipality encompasses one City, five urban districts and four counties. It also needs to be noted that Jinan is the capital city of Shandong Province and if a ranking were to be given to its status, its closest actual equivalent in Australia would be the (Greater) Brisbane City Council in Queensland. Shandong is not only a province on the economically thriving eastern and south-eastern seaboard, but is also strategically located as a

(rail) transport hub between Beijing (to the north) and Shanghai (to the south), China's two foremost urban-industrial regions.

Jinan's economy comprises textiles, iron and steel, chemicals, medicine, building material, vehicle manufacturing and light industries. The Municipality also has a rural economy cultivating grain, fruit and vegetables, medicinal plants, together with the extraction of minerals such as iron, cobalt, coal, hard clay, magnesian limestone and granite. Jinan also has sixteen colleges and universities, thirty-eight secondary technical schools as well as some two hundred scientific research institutes employing 250,000 technicians.

The Jinan Municipal People's Parliament sent four delegates to visit Edith Cowan University and was also given a formal reception by the City of Joondalup on 29 June 2000. During the visit, the Jinan delegation, led by Ms Wang Baoling, Vice Chairman of the Standing Committee of the Jinan People's Congress presented the City of Joondalup with a Memorandum of Understanding (MOU) which Council subsequently approved on 25 July 2000 (Item CJ183 07/00). The text of the Memorandum of Understanding stipulates the following:

1. Actively promote friendly relations between two cities, strengthen the understanding and friendship, and eventually lead to establish friendly relations at matured time;
2. Strengthen the co-operation in the area of economy, science and technology, education, culture and tourism between the two cities. The two cities will help each other and provide convenience to each other;
3. Exchange of delegations of government and business are encouraged. The city government will arrange invitations for each other side accordingly and make necessary arrangements;
4. The formal communication should be through the foreign affairs office or international relations office between the two cities."

An MOU has the status of a "gentleman's agreement" between parties with no legally enforceable sanctions within the jurisdictions of either parties, those of third countries, or within other formalised international legal for a such as the International Court of Justice. Rather such documents circumscribe the City of Joondalup's behaviour, reputation and publicly declared commitment as part of the international community, as well as within the broader and more formalised international diplomatic relationship between the Commonwealth of Australia and the People's Republic of China.

Subsequent to the formal signing of the MOU, the City has received a number of invitations from the Jinan Municipal People's Government including one to attend the Golden Autumn Fair and Jinan International Twin-City Conference in September 2000. City of Joondalup formally declined this invitation and through that resolution (Item CJ233 – 09/00) Council also:

- "Invites a representative from Edith Cowan University to advise the issues it has discovered that need to be addressed in development of Sister City Relationships; and
- Endorses the development of a policy dealing with the establishment of Sister City relationships."

On 19 December 2000, a discussion paper (Attachment A) outlining possible guidelines for the progressing of a Sister City relationship was submitted with an attached Sister City Policy (Attachment B) for Council's consideration.

To summarise, the Sister City Policy (Attachment B) provided a framework to:

- Involve the Joondalup community, through the establishment of a Sister City Community Committee, in the development of the Sister City relationship; and
- Generate a set of clear objectives (through a program of consultations) for exchange encompassing one or more fields of education, culture and economic development.

The objective of this second report is to provide relevant 'content' that can facilitate these community-consultative and policy development processes. Firstly, this report also seeks to draw out broader principles when considering the development of sister-city relationships, notwithstanding the Jinan proposal. Secondly, this report also seeks to evaluate, in a 'hard headed' manner, the 'pros' and 'cons' of the City of Joondalup entering into a sister-city relationship with the Municipal People's Government of Jinan. The latter part of this report is based on subsequent meetings with a range of stakeholders, including Edith Cowan University, regarding the commercial and other relationships between it and the Shandong Financial Institute in Jinan. Thirdly, Council needs to consider whether it wishes to pursue a sister-city relationship, whether it be Jinan or any other municipality, and if so, how it wishes to proceed. Finally, this report also contains a set of recommendations outlining possible directions through which this sister-city relationship may be progressed should Council consider this endeavour worthwhile.

DETAIL

To reiterate the Sister City report submitted to Council on 19 December 2000, a set of clear objectives is an essential starting point for the development of a sister-city relationship. While dialogue has yet to commence, the following points are submitted to assist with Council's consultation with relevant stakeholders and members of the Joondalup community. Key criteria underpinning any successful sister-city relationships are examined in some detail below. These include:

- Complementarity existing between the proposed sister-cities in as far as one is able to 'bring to the table' what the other lacks and visa versa, whether such an exchange is economic, educational or cultural.
- The potential for increased and more diverse economic exchanges with present barriers being cultural and linguistic, and not regulatory or geographical distance. This is where a sister-city framework has the potential to deepen and extend personal and organisational contacts and understanding prior to substantial commercial relationships developing.
- The likelihood of these complementary fields of exchange being independently championed by community, business or other groups that are external to the City/Municipal governmental and administrative processes that formalise these relationships.

- Value for money to the extent that the costs and regularity of maintaining these ongoing relationships, including outgoing international travel and accommodation as well as the hosting of visiting delegations must be balanced with tangible (and publicised) gains, directly associated with these events.

(1) Complementarities as a Basis for Sister City Relationship

Notwithstanding the Jinan proposal, the decision by the City of Joondalup to enter into a sister-city relationship with any municipality worldwide must be based on complementarity with that potential partner. While the suitability of a proposed sister-city need to be assessed on its merits it is, however, possible to broadly outline the substantive gains the Joondalup may achieve from any successful relationship. Accordingly, Council will need to be mindful that:

- The City of Joondalup is one local government authority within a larger metropolitan area (of multiple municipalities) of an Australian State is an exporter of oil and gas, mineral resources and agricultural commodities largely produced from its non-metropolitan hinterland. Furthermore the immediate region's horticulture industries are located in Wanneroo and Swan, while commercial fishing boats based outside of Joondalup's municipal boundaries harvest fisheries along its coastline.
- Joondalup is still largely a dormitory sub-region of metropolitan Perth with a resident population of workers that are employed in the Perth CBD or other areas external to Joondalup in occupations and industries that largely service a dormitory suburban (Perth) market. Key local economic activities within Joondalup, such as construction, business and property services and retail, these exist to service a resident population with management, staff or financial resources to actively engage in overseas exports.

As such, the City has a limited range of commercial activities and industries that may simultaneously be of interest to the potential sister-city as an import and to Joondalup as a local export. On area of economic activity that may fit into this category of possible mutual interest and exchange include tertiary, vocational, post-secondary, pre-tertiary and English Language education by the key institutions that comprise Joondalup's education precinct. A second cluster of activities around which a sister-city relationship may generate tangible gains, include tourism and recreational services capitalising on Joondalup's coastal, natural, cultural and historical attractions.

Table A: Locations of Western Australia's Overseas Representation

	WA Trade Office	WA Education Office (or recruitment agent)	WA Tourism Offices
Singapore		Singapore	Singapore
Malaysia	Kuala Lumpur	Kuala Lumpur	Kuala Lumpur
China/HK	Shanghai, Hangzhou & Hong Kong	Shenzen, Hong Kong	
Japan	Tokyo & Kobe		Tokyo
India	Mumbai (Bombay) & Chennai (Madras)	Mumbai (Bombay)	
Thailand	Bangkok		
UK/Ireland	London		London
Indonesia	Surabaya	Surabaya	
Zimbabwe		Harare	
Germany			Munich
Taiwan	Taipei		
South Korea	Seoul		
The Philippines	Manila		

While it is not possible to pre-empt all possible sister-city partners that may be suitable for Joondalup for the promotion of education recruitment or tourist promotions, Table A above provides a list of countries and cities where:

- The Western Australian Government has a trade representative office providing an indicator of priority export markets and where 'on-the-ground' assistance may be sought to facilitate a sister-city relationship.
- The WA International Education Market Group (an association established by the Department of Commerce and Trade and in which ECU, TAFE and AIUS among others are members) has offices or recruitment agents indicating key markets for overseas student promotion/recruitment.
- The WA Tourism Commission has representative offices indicating priority markets for the promotion of tourism in Western Australia.

While this list is not exhaustive of the potential municipalities with which the City of Joondalup may wish to consider establishing a sister-city relationship, this list does provide a guide as to the locations where:

- The export of education services and the promotion of tourism to Western Australia has been given priority and resources by the State Government; and
- An additional 'on the ground' contact and resource exist to provide advice on issues and potentially act as an external conduit for the management of sister-city activities.

(2) Cultural and Linguistic Barriers to Greater Economic Interaction

While the education providers and tourism operators are local stakeholders that can best leverage and sustain a sister-city relationship, the question of an appropriate sister city for Joondalup remains. While it is not possible to evaluate each potential sister-city that may be appropriate for Joondalup, it is suggested that Table A, listing all the countries and cities where Western Australia has representation promoting either education or tourism be used as a 'rough guide' for such an exercise.

In the first instance, the desirability of a location should increase where it is the target market for both the education and tourism industries. On this criterion, a municipality in Malaysia would score highly as a location with which a sister-city relationship could be developed. The other location nominally fitting this category would be Singapore. As a city-state, however, it would be both inappropriate and unrealistic for a municipality such as Joondalup to propose a 'sister-city' relationship with what is in status the National Government of Singapore.

A sister-city relation should also be ideally pursued where cultural and linguistic unfamiliarity currently presents a barrier to the further development of exports. Among the group of countries where Western Australia's education services are also promoted, India and Zimbabwe are countries where English is commonly spoken though the pursuit of a sister-city relationship with these locations cannot be completely ruled out. Of the remaining countries where education is a priority market, Indonesia is currently experiencing continued economic crisis and political instability. Finally, it needs to be noted that China is both politically stable and economically growing, and is a country where Joondalup's education exports can expand through exchanges of the type a sister-city relationship with Jinan can facilitate.

(3) External Champion(s) to Sustain a Sister City Relationship

Having established the key local Joondalup industry stakeholders that have a capacity to gain from sister-city links formalised through the City of Joondalup, it is also crucial that this relationship is sustained through stakeholders or 'champions' that are external to their respective municipal governments. Within the municipal boundaries of Joondalup, the stakeholders for the export of education services are the institutions that comprise Joondalup's education precinct. The capacity of this industry to leverage Joondalup's sister-city relationship with an appropriate partner is further strengthened by:

- The relocation of Edith Cowan University's main campus (hence chancellor) to Joondalup and further linking the institution's future (and international links) with that of the City's;
- The relocation of the WA Police Academy to Joondalup, including its provision of training services to overseas police and related organisations, such as that of Thailand's;
- The existence of the Australian Institute of University Studies (AIUS) specialised in the recruitment of overseas students for preparation to tertiary studies, or for short-term English language courses; and
- Council's endorsement of the 2001-05 Strategic Plan which seeks to "Develop and implement the concept of Joondalup as a Learning City as a means of integrating the economic, social and cultural development of the City."

Joondalup's tourism and recreational service stakeholders and potential exporters are also represented through the Sunset Coast Tourism Association (SCTA). It needs to be noted, however, that the Sunset Coast comprises a stretch of coastline as far south as Fremantle and as far north as Yanchep, straddling a number of municipal localities beyond the City of Joondalup. Thus potential complexities may be faced if the SCTA were to be an 'external champion' in leveraging Joondalup's sister-city initiatives on behalf of its tourism and recreational service providers. While there may be some work required to ensure a conjuncture between the commercial interests of Joondalup's tourism operators with self-

sustaining sister-city initiatives, this industry should, by no means, be excluded from further consideration.

(4) Value for Money: Costs vs Tangible Sister City Gains

Finally a sister-city relationship must also be accepted by Council's constituency as both worthwhile and providing a 'return' on ratepayer fund activities that recur annually. Were a sister-city relationship to be pursued, immediate tangible gains are more likely to be delivered through initiatives:

- That are based on complementarity between two potential economic partners in the exchange of tangible goods and services that are already traded globally;
- That are or have the potential to be driven by a 'champion' external to the municipal governmental processes that formalise the relationship; and
- Where sister-city events and activities can be incorporated into the routine overseas marketing activities of Joondalup's educational (or tourist) stakeholders.

It needs to be noted that overseas travel by administrators and academics, as well as the hosting of international delegations, for example to mark the launch of specific courses, particular group intakes or graduations, by Australia's higher education institutions are part and parcel of their international student marketing efforts. Clearly, key events involving official (outgoing) City of Joondalup and/or (incoming) Jinan delegations that mark ongoing sister-city relationships may be scheduled, co-ordinated and incorporated into the routine activities of Joondalup's 'Learning City' partners.

As can be seen in the remainder of this discussion, these elements appear to be present within the proposed sister-city relationship with Jinan. Based on discussions carried on with the key WA-based conduits to the Jinan sister-city proposal, the remainder of this discussion will firstly outline what Edith Cowan University hopes to achieve from the sister-city relationship between Joondalup and Jinan. Secondly, it seeks to outline the potential rationale that underpins the Jinan Municipal People's Parliament proposal for a sister-city relationship.

Edith Cowan University's Educational Activities in China

The underpinning to the proposed relationship between the Cities of Joondalup and Jinan emerged from the activities of Edith Cowan University (ECU) which encompass, from October 2000, the provision in Perth of MBA courses to students from the Shandong Financial Institute. MBA courses to be provided in China for public servants employed by the Jinan Municipal Government is also in train. It was hoped that the MBA program in China would be launched in conjunction with a formal inauguration of the Joondalup-Jinan Sister City relationship in Jinan City.

Key conduits for this relationship within ECU are Associate Professor Yvonne Melotte (Associate Dean, Business and Public Management) and Mr David Xu. Mr Xu and Dr Glen Watkins (formerly from ECU) are also principals in the Australian Institute for Business and Technology (AIBT), a private sector vehicle through which Edith Cowan both recruit students to its campuses in Perth as well as a means to deliver its courses (under licence) overseas.

A broader strategy consistent with the workings of Chinese business culture also underscores the proposal from ECU in supporting and being the conduit for the management of a Jinan-Joondalup sister-city relationship. Though subject to ongoing reform, the regulatory transparency, executive accountability and judicial impartiality that underpinned modern 'Western' commercial culture remains relatively underdeveloped in China. As a result, the development and cultivation of networking ties of long standing friendship, trust, exchange of favours and mutual obligations (*guanxi*) between individuals at both the professional and private level remains a key element of Chinese business culture.

The specific interest in ECU in facilitating the Joondalup-Jinan relationship lies in the 'guanxi' it can develop with the Jinan Municipal Government as a client with staff education and training needs. This 'guanxi' with key officials in the Jinan Municipal People's Government also has the capacity to extend the Edith Cowan University's position in the recruitment of students in associated fields in a highly competitive Jinan education marketplace in particular and the Chinese education market place in general. This situation is attenuated by ECU not only competing with other education providers from other Australian states. ECU also competes with US, UK, Canadian or New Zealand institutions with varying degrees of awareness of the cross-cultural inter-national, provincial and municipal relationships that may be fostered in order to more effectively access the Chinese (and other Asian) education market places.

Within this broader strategy, the additional 'guanxi' and prestige that Joondalup's sister-city relationship brought would be seen as an enhancement in ECU's 'armoury' of marketing tools in the recruitment of students. As Joondalup has embarked on the process to become a 'Learning City, Council may wish to consider the development of the Jinan sister-city proposal as one vehicle for cementing a partnership with ECU as a direct stakeholder in the City's future development strategies.

Furthermore, some concepts such as a 'Learning City Twins' underpinning the Jinan-Joondalup relationship may also provide an additional international profile required to promote Joondalup as a 'Learning City'.

Jinan Municipal Government Friendship and Sister City Ties

The impetus for the development of a sister-city relationship is two-way. From the Jinan Municipal Government's perspective, the rationale underpinning its interest in sister-city and friendship ties are potentially many and varied. Paradoxically, only a developed and successful 'friendship' or sister-city relationship has the capacity to foster a greater understanding, by the City of Joondalup, of the Jinan rationale for such a sister-city relationship. Based on discussion with ECU, the following would be a reasonable basis for understanding as to what the Municipal People's Government of Jinan may be seeking from the sister-city relationship with Joondalup.

It is noteworthy that Joondalup is not the only 'friendship' or sister-city relationship that Jinan has sought to establish around the globe. Existing relationships involving Jinan include cities in Russia, Japan, PNG, USA and the UK. Thus, a sister-city with Joondalup provides an additional means through which Jinan can promote itself as an 'international' or global locality within a rapidly growing Chinese economy and a local constituency eager for the trappings of modernisation. At another level, the sister-city relationship may also be underpinned by the need by members of the Jinan governmental elite to extend their friendship ('guanxi') networks around the world with the view to future and longer-term commercial relationships, whether they transpire in public institutional or private form.

At yet another level, the development of a sister-city relationship is also driven by an aspiring Chinese political-commercial elite that is relatively new to, and is seeking engagement with both the rapidly growing global commercial culture and the English language through which it is increasingly being conducted. Like other rapidly industrialising East and South East Asian economies, this desire to engage with the globalised commercial culture has been accompanied by the support of large numbers of students travelling abroad in seeking overseas English language and other post-secondary education. It is this synergy which the ECU conduits of the sister-city relationship seeks to leverage in the proposed sister-city relationship between Joondalup and Jinan.

Other Issues

Notwithstanding this evaluation, Council needs to determine as to whether it indeed wishes to pursue sister city relationships in general and/or respond to the relationship proposed by the People's Municipality of Jinan in particular.

The City has received a number of correspondence from the Municipal People's Government of Jinan requesting as to whether or not Joondalup would be sending a delegation to Jinan to reciprocate the visit of its original delegation to ECU and the City. It is also possible that such further correspondence will be received by the City of Joondalup from the Jinan Municipal People's Parliament.

Another factor to consider when engaging with the Chinese, at both the formal institutional or personal level, is the importance on giving and loosing 'face'. The 'loosing of face' may occur at two levels. The first by members of the Jinan delegation who, having travelled to Perth and ECU, not having their proposal for a sister-city relationship reciprocated by Joondalup.

Moreover, having both hosted a delegation and having facilitated a formal reception by the City of Joondalup, there is a possibility that ECU may 'loose face' in the relationship it has cultivated with the Municipality of Jinan should this proposed sister-city relationship not proceed. While this should by no means be read as an 'ultimatum' to Council to uncritically endorse the proposed sister-city relationship, it does, however, point to some of the cross-cultural complexities faced by Australian higher education institutions when exporting to highly competitive Asian education marketplaces.

It also needs to be noted that the Western Australian International Sister City Association will be holding its conference in Bunbury in September 2001 and it may be opportune for the City of Joondalup to further exchange its experience so far with other WA municipalities in similar sister-city relationships.

Other Sister-City Options

In spite of the initiative of a sister-state relationship proposed by Edith Cowan University and the Jinan Municipal People's Parliament, Council may also wish to consider the establishment of sister-city relationships external to either the activities of its education precinct and/or tourism stakeholders. As the discussion on the appropriate criteria for sister-city relationship indicates, it is unlikely that sustained (economic) gains would be developed or sustained beyond the formalised processes initiated by the respective municipal authorities. As such it is also likely that the costs of outgoing international travel and the hosting of visiting delegations would be balanced with tangible gains associated with these events.

Conclusion

This report has sought to show that a successful sister-city relationship is more likely to be sustained if it is:

- Based on complementarity between two potential economic partners in the exchange of tangible goods and services that are already traded globally;
- Are or have the potential to be driven by a 'champion' external to the municipal governmental processes that formalise the relationship;
- Has the potential for increased and more diverse economic exchanges with present barriers being cultural and linguistic, rather than regulatory or geographical distance.

In the absence of further meaningful exchanges which only an established sister-city relationship with Jinan can further clarify, it appears that the proposed sister-city relationship, including its underpinning rationale, complies with the principal criteria which should underpin a sister-city relationship. From the City of Joondalup side of the evaluation ledger, the sister-city relationship with the People's Municipality of Jinan:

- Has the strong potential to directly promote the export of education services globally either through Edith Cowan University or through a broader educational service promotional vehicle such as Joondalup as a 'Learning City';
- Is driven by a champion, Edith Cowan University that is external to the respective Joondalup and Jinan municipalities that will formalise the relationship;
- Has the potential to be managed and promoted as a 'value for money' relationship to the extent that events and delegations can be synchronised initially with the overseas marketing and networking activities of ECU. These activities can be further expanded to the overseas marketing and networking activities encompassing Joondalup as a Learning City.

The broader considerations for Council are further circumscribed by a process of exchange as well as a specific set of relationships already set in train by Edith Cowan University and the Jinan Municipal People's Government. In this context, how Joondalup manages the sister-city relationship may prove beneficial to ECU's promotion of its education services in China in general and the Municipality of Jinan in particular. Accordingly, the recommendations outlined below for Council's consideration

RECOMMENDATION

That Council:

- 1 **ENDORSES the organisation of a public meeting, with co-operation with Edith Cowan University, the WA Chinese Chamber of Commerce and the Chung Wah Association, and the WA Sister-City Association to gauge support, within the broader Joondalup community for the progressing of a Sister-City relationship with the Municipal People's Government;**

- 2 ENDORSES the sending of representatives to attend the WA Sister City Association Conference planned for the end of September 2001 with a view to developing further recommendations as to the appropriate progressing of the Sister-City relationship.**

Appendix 1 refers

To access this attachment on electronic document, click here: [Attach1brf190601.pdf](#)

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CJ189 - 06/01 FLOODLIGHTING ON SPORTING PARKS - [02046]**WARD - All**

CJ010619_BRF.DOC:ITEM 3

SUMMARY

Council at its meeting on 24 October 2000 resolved to review the City's current Floodlights on Sporting Grounds procedure and requested a further report in relation to floodlighting ovals for sporting clubs operating under the type of management arrangement and mix of large and small ball sports in place at the Iluka Sports Complex (Report CJ291-10/00 refers).

This report reviews the current floodlights on sporting grounds procedure and recommends that Council adopts a floodlighting policy that considers providing financial assistance for additional floodlighting for sporting clubs and incorporated associations operating under the type of management arrangements at the Iluka Sports Complex, subject to the following criteria:

- The applicant is an incorporated association or is in the process of becoming an incorporated association and is made up of two or more sports clubs;
- The applicant is willing to lease or is leasing facilities from Council on the basis of a lease rental set at approximately 1% of the capital value of the facility;
- Funding will only be made available for lighting to 1,000 Watts capacity per luminary;
- Applicant agrees that the floodlights will become the property of the City and available for use by other groups;
- Applicants agree to meet the operating costs of additional floodlights on any park;
- Application must be assessed by the City through its Formal Facilities Assessment process;
- Any approval from the City is on the basis of a 1/3rd contribution from the Association, 1/3rd from Council and 1/3rd from the Community Sport and Recreation Facilities Fund, or similar funding source;
- Any request for additional floodlighting will need to comply with other planning and development approval processes, including the need to conduct community consultation; and
- Application is not retrospective.

BACKGROUND

Council, at its meeting on 24 October 2000, considered the submissions for funding from sporting groups to the Community Sport and Recreation Facilities Fund (CSRFF). Beaumaris Sports Association sought support from Council for additional lighting to accommodate the increased numbers of juniors that use the ground and meet anticipated demand with a summer night-time Touch Rugby competition.

The application was not supported by Council as it is contrary to Council procedure in relation to the provision of floodlighting on active parks, as stated in the City's "Corporate Procedures Manual 7.25.2 Floodlights" to fund additional lighting:

“The maximum number of floodlights provided and maintained by the City of Joondalup on any one sports field shall be four on two standards. Any additional floodlighting on any one sports field, and the operating costs and maintenance of same, shall be the responsibility of the club or clubs allocated the facility and shall be subject to the prior consent of Council.”

Council resolved to review the City's current Floodlights on Sporting Grounds procedure and requested a further report in relation to floodlighting ovals for sporting clubs operating under the type of management arrangement and mix of large and small ball sports in place at the Iluka Sports Complex (Report CJ291-10/00 refers).

DETAILS

Traditionally, Council has allocated to each active sporting ground a summer season user and a winter season user. The two groups operate independently within their seasons and may only interact in the finals/pre-season period as seasons change over. Council has undertaken responsibility for the provision, maintenance and management of the facilities and has charged a nominal ground hire fee as a means of recouping a portion (2%) of the operating costs. Where the use of the reserve has been allocated to a junior sporting group there has been no ground hire charge levied and Council has met all costs.

An evolution from that basic position is where the two user groups, summer and winter users, have seen the need for establishing clubrooms and other amenities at the site. Generally, they have, in conjunction with Council (and often with support from the State Government through the CSRFF Grants Scheme), funded the establishment of the clubroom facility and have in many instances undertaken the responsibility to maintain and manage the new facility under a lease agreement.

A further refinement of the above development has occurred where two or more user groups co-operate to form a sports association based at the reserve where they are located and seek additional improvements to the amenities provided. These further improvements have generally been related to the provision of clubrooms or the improvement and extension of them. As a guide, Council has generally supported well thought out and justified development proposals on a one third each basis between Council, the sporting body and the State Government.

The existing procedure in relation to floodlights, however, prevents Council offering support to groups wishing to improve the floodlighting on reserves beyond the basic Council provision.

It is proposed that the concept of Council supported ground improvements, using the CSRFF model ($\frac{1}{3}; \frac{1}{3}; \frac{1}{3}$), be extended to include additional floodlights and that a floodlighting policy be endorsed by Council which includes the following qualifying elements:

Basic Provision

Where the type and standard of use accommodated at the reserve demonstrates a need for the installation of floodlighting for basic training needs, Council shall at its cost install and maintain up to two lighting standards, each fitted with up to two floodlights of approximately 1,000W capacity per luminary.

Senior sporting groups allocated use of the facilities described above will be required to pay a seasonal ground hire charge to partly offset the cost of provision (a user contributes approach).

The above provision limits the responsibility of the City for sole provision and maintenance of sporting facilities on sporting reserves.

Enhanced Provision

Where sporting clubs or an incorporated association seek additional floodlighting at a reserve, applications will only be approved under the following criteria:

- The applicant is an incorporated association or is in the process of becoming an incorporated association and is made up of two or more sports clubs;
- The applicant is willing to lease or is leasing facilities from Council on the basis of a lease rental set at approximately 1% of the capital value of the facility;
- Funding will only be made available for lighting to 1,000 Watts capacity per luminary;
- The applicant agrees that the floodlights will become the property of the City and available for use by other groups;
- The applicant agrees to meet the operating costs of additional floodlights on any park;
- Application must be assessed by the City through its Formal Facilities Assessment process;
- Any approval from the City is on the basis of a 1/3rd contribution from the Association, 1/3rd from Council and 1/3rd from the Community Sport and Recreation Facilities Fund, or similar funding source;
- Any request for additional floodlighting will need to comply with other planning and development approval processes, including the need to conduct community consultation; and
- Application is not retrospective.

COMMENT/FUNDING

Sporting complexes such as Iluka are regarded as a “district facility” and as such offer broader benefits to the community in terms of usage all year round by numerous sporting groups playing a range of large and small ball sports, eg soccer and hockey. The establishment of this facility has the three sporting groups working together to manage the clubrooms. Beaumaris Sports Association is in the process of leasing the facility from the City including payment of a lease fee based on 1% of the current replacement value of the building, as well as being responsible for operating and maintenance costs of the complex.

It is considered that under this type of management arrangement, financial support from Council for additional lighting could be appropriate without creating an undesirable precedent. This type of management arrangement is best effected by the clubs involved becoming an incorporated association. This requires the organisation to have its financial statements audited on an annual basis, conduct annual general meetings and provides a mechanism to assist in its proper financial management. An incorporated association is a legal entity in its own right and this reduces the City's exposure to various risks associated with the conduct of activities of any sporting body.

It is in Council's interest to encourage sporting groups to share clubrooms and pay ongoing operating and maintenance costs. Additional lighting will enhance the safety of people playing small ball sports, in particular, by improving visibility at night. It will also expand the ability of clubs to use their parks and increase use and patronage of clubrooms. This will assist in making Associations and member clubs more financially viable and more able to fund future needs themselves without support from Council. The additional floodlights will become the property of the City and will enable other groups to make use of the floodlights when necessary.

If Council were to endorse this change in procedure, it is estimated that seven existing parks could eventually have additional lighting installed by various sporting groups. The scale of each potential development is difficult to predict due to the size of the ovals, sporting groups and sports involved. These factors will all impact on the cost of development. For example, at Iluka Open Space, Beaumaris Sport Association, in its submission to CRSFF, estimated the total cost of installing additional lighting at \$30,000.

RECOMMENDATION

That Council ADOPTS the policy for Floodlighting on Sporting Parks listed as Attachment One to Report CJ189-06/01 for inclusion in Council's Policy Manual.

Appendix 2 refers

To access this attachment on electronic document, click here: [Attach2brf190601.pdf](#)

CJ190 - 06/01 SCHEDULE OF DOCUMENTS EXECUTED BY MEANS OF AFFIXING THE COMMON SEAL - [15876]**WARD** - All

CJ010619_BRF.DOC:ITEM 4

SUMMARY

The following is a list of documents sealed under the Common Seal of the City of Joondalup from 07.05.01 to 11.06.01:

Document: Copyright
Parties: City of Joondalup and City of Wanneroo
Description: Historical Importance – R Robertson
Date: 07.05.01

Document: Copyright
Parties: City of Joondalup and City of Wanneroo
Description: Historical Importance – E Walker
Date: 07.05.01

Document: Copyright
Parties: City of Joondalup and City of Wanneroo
Description: Historical Importance – R Hardy
Date: 14.05.01

Document: Copyright
Parties: City of Joondalup and City of Wanneroo
Description: Historical Importance – J How
Date: 15.05.01

Document: Copyright
Parties: City of Joondalup and City of Wanneroo
Description: Historical Importance – M Casey
Date: 21.05.01

Document: Copyright
Parties: City of Joondalup and City of Wanneroo
Description: Historical Importance – A Notley
Date: 21.05.01

Document: Lease
Parties: City of Joondalup and RANS Management
Description: Craigie/Sorrento/Ocean Ridge Leisure Centres
Date: 21.05.01

- Document: Copyright
Parties: City of Joondalup and City of Wanneroo
Description: Historical Importance – Dr Ken Mann
Date: 23.05.01
- Document: Agreement
Parties: City of Joondalup and Works Infrastructure Pty Ltd
Description: Contract 049-00/01 – Construction of Stormwater Drainage, Upgrade Works at Beach Road, Warwick
Date: 23.05.01
- Document: Copyright
Parties: City of Joondalup and City of Wanneroo
Description: Historical Importance Recording – E Caiacob
Date: 01.06.01
- Document: Copyright
Parties: City of Joondalup and City of Wanneroo
Description: Historical Importance Recording – L Bryce
Date: 01.06.01
- Document: Easement on Land
Parties: City of Joondalup, WA Sports Centre Trust, Water Corporation and Lake Joondalup Baptist College
Description: Lot 3 (25) Kennedy Drive, Joondalup
Date: 06.06.01
- Document: Copyright
Parties: City of Joondalup and City of Wanneroo
Description: Historical Importance Recording – L Alderson
Date: 08.06.01
- Document: Agreement
Parties: City of Joondalup, Commonwealth Department of Health and Aged Care
Description: Transfer of a place to another person
Date: 11.06.01
- Document: Contract Agreement
Parties: City of Joondalup
Description: Notification 70A for Aged Accommodation – Lot 19/22 Halliday Grove, Hillarys
Date: 11.06.01

RECOMMENDATION

That the Schedule of Documents executed by means of affixing the Common Seal be NOTED.

CJ191 - 06/01 RECRUITMENT PROCESS FOR A CHIEF EXECUTIVE OFFICER - [20006] [91115] [12879]**WARD - All**

SUMMARY

A meeting of the Committee to Select a New Chief Executive Officer was held on 21 May 2001. The minutes of this first meeting of the Committee are submitted for endorsement by Council.

BACKGROUND

The Committee to Select a New Chief Executive Officer has held its first meeting and considered business concerning the recruitment, selection and appointment process of the Chief Executive Officer.

DETAILS

The minutes of the Committee to Select a New Chief Executive Officer held on 21 May 2001 are included as Attachment A hereto.

RECOMMENDATION

That Council NOTES the confirmed minutes of the Committee to Select a New Chief Executive Officer held on 21 May 2001 and forming Attachment A to Report CJ191-06/01.

Appendix 23 refers

To access this attachment on electronic document, click here: [Attach23ag260601.pdf](#)

CJ192 - 06/01 ESTABLISHMENT OF 2001/02 BUDGET COMMITTEE - [13020] [55055]

WARD – All

SUMMARY

In developing the 2001/02 Draft Budget and the Principal Activities Plan a series of workshops have been held to familiarise elected members with the budget proposals. With the exception of the Special Council meeting held to approve the release of the Principal Activities Plan for public comment the Budget Sessions have been of an informal nature. This report recommends that consideration be given to establishing a Budget Committee to oversee the development of the 2001-02 Budget and Principal Activities Plan.

BACKGROUND

In accordance with the practice adopted in previous years a series of workshops have been held to familiarise elected members with the various components of the draft 2001-02 Budget. The workshops are held on an informal basis. It has been suggested that there would be considerable merit in formalising the current workshops by establishing a Committee comprising all Councillors with responsibility for overseeing the development of the draft budget and Principal Activities Plan. This would overcome the current difficulties expressed by a number of Councillors in their inability to make any decisions concerning the budget. A Committee structure would enable motions to be moved and seconded in order for issues to be voted on. The Committee's recommendations would in turn be forwarded to Council for further consideration and final adoption.

DETAILS

The provisions of the Local Government Act 1995 enable a Committee to be established comprising of 3 or more persons. A Committee could be established comprising of all elected members.

The Local Government Act 1995 only requires that those committees with delegated powers be opened to the public. It is envisaged that the proposed committee will not be delegated any decision making ability, and merely make recommendations to the Council.

Local Government (Administration) Regulation 1996, No 11 details the following is to be the contents of a meeting of a Council or Committee:

- “(a) the names of the members present at a meeting;
- (b) where a member enters or leaves the meeting during the course of a meeting, the time of entry or departure, as the case requires, in the chronological sequence of the business of the meeting;

- (c) details of each motion moved at the meeting, the mover and the outcome of the motion;
- (d) details of each decision made at the meeting;
- (da) written reasons for each decision made at the meeting that is significantly different from the relevant written recommendation of a committee or an employee as defined in Section 5.70 (but not a decision to only note the matter or to return the recommendation for further consideration);
- (e) a summary of each question raised by members of the public at the meeting and a summary of the response to the question; (where appropriate)
- (f) in relation to each disclosure made under Section 5.65 and 5.70 in relation to the meeting, where the extent of the interest has also been disclosed, the extent of the interest.”

It is important to note that prior to submitting a recommendation to the Council, a motion by the Committee must be moved and seconded (if appropriate) and then duly voted upon. This will give a clear indication of the proposed committee recommendation to the Council.

RECOMMENDATION

That Council, BY AN ABSOLUTE MAJORITY:

1 ESTABLISHES a Budget Committee to oversee the development of the 2001-2002 Budget and Principal Activities Plan;

2 APPOINTS the following representatives to the Budget Committee:

**Mayor J Bombak
Cr P Kadak
Cr P Kimber
Cr D S Carlos
Cr C Baker
Cr A Nixon
Cr J F Hollywood, JP
Cr A Walker
Cr P Rowlands
Cr T Barnett
Cr M O'Brien, JP
Cr A L Patterson
Cr G Kenworthy
Cr J Hurst
Cr C Mackintosh**

3 SETS a quorum for the Budget Committee of 8 members.

**CJ193 - 06/01 VACANCIES - WESTERN AUSTRALIAN
MUNICIPAL ASSOCIATION - VARIOUS
COMMITTEES - [02011]**

WARD - All

CJ010619_BRF.DOC:ITEM 5

SUMMARY

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

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

Nominations for all vacancies close on Friday 13 July 2001 at 4.00 pm.

DETAILS

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

- Keep Australia Beautiful Council (WA)
- Working Group to Review Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974
- Floodplain Management Council
- Childcare Planning Advisory Committee
- State Settlement Planning Committee (Infrastructure Working Group)
- Dieback Consultative Council
- Community Housing Standing Committee

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

Nominations for all vacancies close on Friday 13 July 2001 at 4.00 pm.

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

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

1 KEEP AUSTRALIA BEAUTIFUL COUNCIL (WA) – LGA Member and LGA Deputy Member – Panel of three names

Nominations are invited from an elected member or serving officer experienced in or with a knowledge/interest in reducing the amount of litter in the litter stream and to encourage recycling of wastes.

The Committee will:

- educate members of the public in, and awaken, stimulate, encourage and maintain the interest of members of the public in, and promote public knowledge of, the correct disposal of waste items;
- foster and encourage the appreciation of clean and well-kept cities and country sides;
- safeguard the character and beauty of the Australian landscape through the prevention of litter.

The term will commence on appointment for a period of two years. Meetings are held monthly at May Holman Centre, 32 St George's Terrace, Perth for a duration of 1-2 hours. Day and time of meetings to be advised.

There is no meeting fee.

The Committee will comprise the following representatives:

- Chairman
- Local Government Department
- Chamber of Commerce
- Packaging Council of Australia
- CSCA Representative
- Education Department
- Conservation and Land Management
- Consumers Association
- Conservation Council of Western Australia
- Trades and Labour Council.

2 WORKING GROUP TO REVIEW HEALTH (TREATMENT OF SEWAGE AND DISPOSAL OF EFFLUENT AND LIQUID WASTE) REGULATIONS 1974 – WAMA Member

Nominations are invited from an elected member or serving officer experienced in or with a knowledge/interest in providing input in regards to the issue of self certification of plumbing work on un-sewered properties, and the creation of a technical standard for wastewater system manufacture and approval.

The Committee will provide input into the creation of a technical standard for wastewater systems.

The term will commence upon appointment for a period of two years. Meetings are held monthly/bimonthly at Grace Vaughan House, 227 Stubbs Terrace, Shenton Park for a duration of 1-2 hours. Day and time of meetings to be advised.

There is no meeting fee.

The Committee will comprise the following representatives:

- Health Department representative
- Waters and Rivers Commission
- WAMA representative
- Department of Local Government
- Australian Institute of Environment Health
- Plumbers Australia.

3 FLOODPLAIN MANAGEMENT COUNCIL – WAMA Metropolitan and Non-Metropolitan Member.

Nominations are invited from an elected member or serving officer experienced in or with a knowledge /interest in floodplain management.

The Committee will:

- coordinate the development of a Western Australian Floodplain Management Strategy;
- facilitate Commonwealth and State funding arrangements to ensure appropriate financial assistance for floodplain management;
- assist in the development and review of the operations of flood forecasting and warning services and flood emergency management strategies;
- coordinate and promote awareness of floodplain management;
- investigate synergies between floodplain management and rural drainage.

The term will commence upon appointment for a period of two years. Meetings are held monthly at Hyatt Centre, 3 Plain Street, East Perth for a duration of 1-2 hours. Day and time of meetings to be advised.

Meeting fee to be advised.

The Committee will comprise the following representatives:

- Water and Rivers Commission
- Fire and Emergency Services Authority – Emergency Management Services
- Local Government
- Fire and Emergency Services Authority – State Emergency Service
- Bureau of Meteorology
- Ministry for Planning

4 CHILDCARE PLANNING ADVISORY COMMITTEE – WAMA Member

Nominations are invited from an elected member or serving officer experienced in or with a knowledge/interest in child care areas.

The Committee will assist in making determinations under the Child Care Benefit (Allocation of Childcare Places) Determination 2000 by providing expert independent advice on those areas of WA that need child care places of various kinds.

The term will commence upon appointment for a period of two years. Meetings are held six monthly in Perth for a duration of 6-8 hours. Day and time of meetings to be advised.

There is no meeting fee.

The Committee will comprise the following representatives:

- Family and Community Services representatives;
- Family and Children Services
- Representative from Childcare Peak Bodies
- Western Australian Municipal Association representative.

5 STATE SETTLEMENT PLANNING COMMITTEE (INFRASTRUCTURE WORKING GROUP) – WAMA Member

Nominations are invited from an elected member or serving officer experienced in developing and implementing strategies to assist migrants and refugees settling in Australia.

The Committee will:

- work on specific issues referred by the SSPC to regularly receive community input and to identify emerging issues in their focus area in a manner consistent with the principles outlined in the “Charter of Public Service in a Culturally Diverse Society”.
- recommend strategies and identify solutions to deal with these issues;
- regularly report to the SSPC.

The term will commence upon appointment for a period of two years. Meetings are held quarterly at the Department of Immigration and Multicultural Affairs, 45 Francis Street, Northbridge for a duration of 1-2 hours. Day and time of meetings varies to suit participants.

There is no meeting fee.

The Committee will comprise the following representatives:

- Northern Suburbs MRC representative
- Legal Aid Commission representative
- Ministry of Housing representative
- Department of Immigration and Multicultural Affairs representatives (2)
- Office of Youth Affairs representatives (2)
- Ethnic Affairs Unit
- Western Australian Municipal Association Representative.

6 DIEBACK CONSULTATIVE COUNCIL – WAMA Member

Nominations are invited from an elected member or serving officer experienced in or with a knowledge/interest in management of vegetation.

The Committee will:

- establish close liaison between planners, managers and research scientists;
- ensure that a high priority is given to research generated by management needs;
- publish reviews of research findings and their implications for both management and further research;
- recommend on the acquisition and allocation of research funding according to its perceived priorities;
- advise on appropriate institutions to carry out the work (research).

The term will commence upon appointment for a period of two years. Meetings are held monthly for a duration of 1-2 hours. Meeting location, day and time to be advised.

There is no meeting fee.

The Committee will comprise the following representatives:

- Chairman
- Consulting Faunal Ecologist
- Environmental Research Manager
- Western Australian Municipal representative
- Government representatives
- Industry representatives
- Conservation Council of Western Australia Representative.

7 COMMUNITY HOUSING STANDING COMMITTEE - WAMA Member

Nominations are invited from an elected member or serving officer experienced in or with a knowledge/interest in identifying housing needs in the community.

The Committee will:

- give advice through HAC, the Minister for Housing and Managing Director, Ministry of Housing on community housing policy and other related matters;
- develop and monitor the implementation of the Western Australian Community Housing Development Plan 2001 to 2004;
- participate in the development of Ministry of Housing, community housing policy and program initiatives;
- advise on and recommend research and the development of new policies and guidelines in areas of perceived housing need;
- assist in identifying housing needs in the community;
- encourage communication and coordination between Departments associated with the provision of community housing;
- facilitate strategic alliances to establish alternative funding sources for community housing post the CSHA 1999 to 2003.

The term will commence upon appointment for a period of two years. Meetings are held bi-monthly at Ministry of Housing, Ground Floor Conference Room, 99 Plain Street, East Perth, generally for a duration of two hours. Day and time of meetings to be advised.

There is a sitting fee of \$110 for a half day, and \$167 for full day for members.

The Committee will comprise the following representatives:

- Shelter WA
- Community Housing Coalition of Western Australia
- Ministry of Housing
- Federation of Housing Collectives
- Indigenous Housing Provider
- Western Australian Municipal Association
- Women's Refuge Group
- People with Disabilities
- Youth Accommodation Coalition
- Regional Housing Association Network.

RECOMMENDATION

That Council NOMINATES the following elected members for consideration of appointment:

Cr A Walker	-	Community Housing Standing Committee
Cr M O'Brien	-	Keep Australia Beautiful Council (WA)
Cr P Kimber	-	Floodplain Management Council

CJ194 - 06/01 2001/2002 RATES INCENTIVE SCHEME - [48887]**WARD - All**

CJ010619_BRF.DOC:ITEM 6

SUMMARY

It has been customary over past years for the City to offer a prize draw incentive for payment of rates and charges within 21 days of issue of the rate notice. A discount is also offered for payment of rates and charges within 28 days of issue of the rate notice.

It is proposed that these two deadlines be aligned, with both the discount and prizes offered for payment of rates and charges within 28 days of issue of the rate notice.

It is considered appropriate due to past success in attracting ratepayers to pay rates and charges early that this scheme again be offered for the 2001/2002 year. It is therefore recommended that the City of Joondalup continues to be involved in this scheme.

BACKGROUND

Ratepayers, pursuant to the provisions of Section 6.50 of the Local Government Act 1995, have 35 days from the date the rate notice is issued to pay their accounts. They also have the option of paying their rates by instalments.

Since 1983 the former City of Wanneroo and more recently the City of Joondalup, has conducted a rates incentive scheme to encourage ratepayers to make full payment within 21 days of the issue date of the rate notices.

The incentive for early payment is a chance to win one of several prizes which in the past have been donated to the City. Prizes donated for the 2000/2001 year rates incentive scheme are detailed on the attached Schedule "A".

DETAILS

In past years the conditions of entry and drawing of winners were:-

- (a) all ratepayers (including staff) be eligible to participate;
- (b) all rates and charges must be paid in full by 4.30 pm, 21 days from the date of issue of the annual rate notices to be eligible for a donated prize and within 28 days from the date of issue of the rate notice for the discount (eligible pensioners must pay their portion of current rates and full arrears and current charges);

- (c) winners of prizes were drawn at the Administration Centre within five working days following the close of the competition from those persons who met the eligibility criteria. The judge's decision was final and no correspondence was entered into;
- (d) prize winners were notified by mail with a public announcement in newspapers circulating within the district; and
- (e) winners were drawn by random selection via the City's computer system.

COMMENT/FUNDING

In view of past success (last year some 35.5% of ratepayers paid within 21 days, contributing \$15.99m) and given that ratepayers have the right to elect to pay rates by four equal instalments, it is suggested that a Rates Incentive Scheme again be conducted for the 2001/2002 year. It is suggested that the conditions of entry and drawing of winners follow the same format as in past years. However, that the entry eligibility date be aligned with the discount date. That is, payable within 28 days of issue of the rate notice. It would be advantageous for the City of Joondalup to continue with this scheme.

By conducting this incentive scheme, the rate collection procedures of the Council are enhanced and reduce the volume of payments close to the 35 days normal payment period.

RECOMMENDATION

That Council:

- 1 UNDERTAKES a Rates Incentive Scheme for the 2001/2002 year for the City of Joondalup;**
- 2 ADOPTS the conditions of entry and drawing of winners to the 2001/2002 Rate Incentive Scheme as outlined in Report CJ194-06/01;**
- 3 COMMENCES negotiations with prospective donors for prizes for the 2001/2002 rates incentive scheme.**

Appendix 3 refers

To access this attachment on electronic document, click here: [Attach3brf190601.pdf](#)

CJ195 - 06/01 CORPORATE AND COMMUNITY GREENHOUSE GAS EMISSION REDUCTION GOALS MILESTONE 2, CITIES FOR CLIMATE PROTECTION PROGRAMME - [59091] [09717]

WARD - All

CJ010619_BRF.DOC:ITEM 7

SUMMARY

The Cities for Climate Protection (CCP) Campaign is promoted by the International Council for Local Environmental Initiatives, and consists of 5 Milestones, aimed at reducing Greenhouse gas emissions, at the Local Government level. Participation in the Cities for Climate Protection™ Australia program was authorised by Commissioners on 26 October 1999 (refer to CJ367-10/99).

Milestone 1 of the CCP programme achieved the City's first inventory and forecast of corporate and community Greenhouse gas emissions. Council received the Milestone 1 report at its meeting held on 19 December 2000 (CJ362-12/00 refers). Council noted the benefits to the City arising from the CCP programme and the commencement of investigations for Milestones 2 and 3 of the CCP programme.

Council's endorsement is sought for the setting of corporate and community Greenhouse gas emission reduction goals for the City of Joondalup. The setting of Greenhouse emission reduction goals comprise Milestone 2 of the Cities for Climate Protection programme.

The proposed Greenhouse Gas Emissions Reduction Goal is;

- a 20% reduction in corporate emissions on 2000 levels by 2010.
- a 20% reduction in community emissions on 1996 levels by 2010.

Following the adoption of these goals, the next Milestone for Council is the completion of a strategic Action Plan to achieve these reductions. The goals will be reviewed in that process.

BACKGROUND

The City of Joondalup is a member of the Cities for Climate Protection™ Australia program, an international program to assist local governments to reduce greenhouse gas emissions. In Australia, the program is delivered by ICLEI (the International Council for Local Environmental Initiatives), in collaboration with the AGO (the Australian Greenhouse Office), a Commonwealth agency.

The Cities for Climate Protection programme comprises 5 milestones;

1. Conduct an inventory and forecast for Community and Corporate (council) greenhouse gas emissions.
2. Establish corporate and community emissions reduction goal.

3. Develop and adopt a Local Action Plan.
4. Implement the Local Action Plan.
5. Monitor and report on achievements.

Council at its meeting held on 19 December 2000 received the Milestone 1 report presenting the results of the inventory and forecast of Greenhouse gas emissions for both the corporate (City of Joondalup) and community sector (refer to report CJ362-12/00).

The City of Joondalup completed the inventory for the chosen base year of 2000 for the corporate (City of Joondalup) sector, and 1996 for the community sector.

Corporate Greenhouse emissions are forecasted to increase from 20,827 equivalent tonnes CO₂ in 2000, to 24,784 equivalent tonnes CO₂ in 2010. This equates to energy costs of \$2,905,370 in 2000, rising to \$3,481,211 in 2010. The majority of the Greenhouse gas emissions come from streetlighting, followed by buildings and then water/sewage component.

Community Greenhouse emissions are forecasted to increase from 1,317,104 equivalent tonnes CO₂ in 1996, to 1,499,694 equivalent tonnes CO₂ in 2010. The highest producer of greenhouse gas emissions in the community sector is the residential sector, followed by commercial and then industrial sector. The definition of commercial and industrial sector is based on the definitions inherent in the CCP software used to compile the inventory of Greenhouse gas emissions. For example, the Industrial sector includes heavy industry (none of which is present in Joondalup), light industry, agriculture, mechanics and manufacturing.

Attachment 1 presents the corporate and community Greenhouse gas emissions and forecast results.

The City of Joondalup was recognised with an award for its work towards cutting greenhouse gasses, for "Milestone 1" of the Cities for Climate Protection programme. The award was accepted by His Worship the Mayor J Bombak JP at the Institute of Municipal Management annual conference on Wednesday 25 October 2000. The award was presented by the International Council for Local Environmental Initiatives.

The Environmental Advisory Committee has established a Cities for Climate Protection Working Group to facilitate the Cities for Climate Protection programme, for both the community and corporate greenhouse gas emission reduction targets and emission reduction action plans.

There are many practical ways in which greenhouse gases can be reduced, for both City of Joondalup corporate activities and community activities.

Milestone 3 of the CCP programme will produce detailed Greenhouse gas reduction action plans for both the City of Joondalup corporate activities and the Joondalup community, based on community input, Council staff involvement and the Cities for Climate Protection Working Group (which reports to the Environmental Advisory Committee).

Greenhouse gas reduction activities and programmes will need to be assessed in terms of their suitability for their application within the City of Joondalup. Detailed consideration of the suitability of specific activities and programmes will be addressed in Milestone 3.

Examples of corporate greenhouse reduction activities that have been undertaken by Councils within Australia include:

- Conversion of corporate vehicle fleets to cleaner fuels and low Greenhouse emission fuels, such as LPG.
- Retrofit buildings with energy and water-efficient appliances.
- Develop and apply minimum energy performance standards for new and refurbished Council buildings, appliances and equipment.
- Assess new developments undertaken by Council during the design phase to ensure the most efficient use of energy is achieved.
- Conduct Energy Audits of Council owned buildings and implement audit findings.
- Use low-power modes for office equipment.
- Self-funding energy conservation programmes for Council Operations, based on a revolving energy fund. Funds from energy saving initiatives are reinvested into other energy efficiency and conservation actions.
- Review Council purchasing guidelines to incorporate energy efficiency objectives and standards.
- Corporate waste management, recycling and waste reduction programmes.
- Street and public lighting replacement program with energy efficient lighting.
- Solar powered lighting in Council reserves.
- Energy efficient street lighting in all new subdivisions.
- Staff energy and waste management education programmes.
- Develop and implement water conservation programmes for Council parks and activities.

Examples of a range of community based Greenhouse gas reduction activities that have been undertaken by communities within Australia include;

- Installation of energy efficient water heaters (e.g. solar water heating rebate programmes).
- Promotion of existing schemes such as the Australian Greenhouse Office's rebate for grid connected solar panels for residential/household usage.
- Encourage low greenhouse gas transportation modes such as walking, cycling and car-pooling, and provision of safe bikeways throughout the city.
- Community car pooling initiatives.
- Develop and implement residential and household waste minimisation programmes.
- Green-waste collection services and kerbside recycling services.

- Introduce a rating system to rate the performance of new residential developments against national energy efficiency criteria.
- Education programmes to increase community awareness of greenhouse issues and how to reduce energy consumption.
- Promotional programmes aimed at encouraging residents to use natural gas or subscribe to green power rather than using electricity from a coal fired power station.
- Development of energy efficiency programs for local educational facilities (primary, secondary, tertiary, TAFE).
- Information material to inform and encourage residents to implement household energy efficient initiatives.

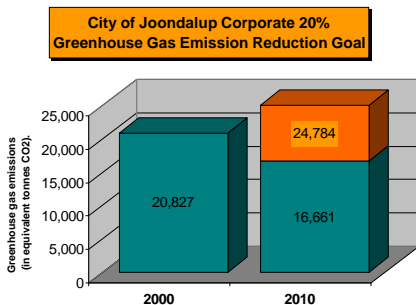
DETAILS

The reduction goal is a quantitative objective for the local action plan. It demonstrates a strong commitment from Council, and will raise community awareness about greenhouse issues. The economic benefits for Council arise through ensuring efficient energy management and reducing corporate costs.

The recommended corporate and community greenhouse gas emissions reduction goals are:

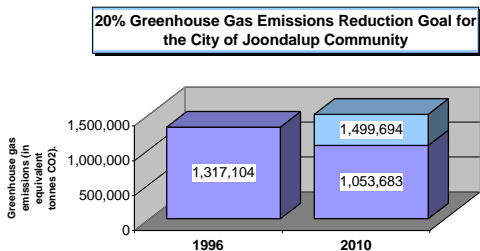
- a 20% reduction in corporate emissions on 2000 levels by 2010;
- a 20% reduction in community emissions on 1996 levels by 2010.

Figure 1. City of Joondalup 20% reduction in Corporate



Greenhouse Gas Emissions on 2000 levels by 2010.

Figure 2. City of Joondalup 20% reduction in Community Greenhouse Gas Emissions on 1996 levels by 2010.



A 20% reduction goal is recommended for corporate and community emissions for five main reasons.

1. Of the 35 Australian councils that have set a community reduction goal, 29 councils have endorsed a 20% (or greater) community reduction goal. Significantly, all 44 Australian councils that have endorsed corporate Greenhouse gas reduction goals, have set goals of 20% or greater (Attachment 2).
2. Various reduction measures and investigations are already underway by Council, which will contribute to emission reductions. These include community recycling programmes and waste management, office waste management and recycling, conversion of corporate vehicle fleet to LPG fuel and reducing the reliance on motor vehicles.
3. Over 150 local authorities and municipal organisations from 50 countries worldwide support a 20% greenhouse reduction goal (refer to Attachment 3 - the Municipal Leaders' Communique to the COP to the UN Framework Convention on Climate Change).

Most Councils participating in the CCP programme in Western Australia have adopted a 20% reduction target (refer to Table 1).

Table 1

Council	Greenhouse Gas Emission Reduction Targets
Town of Vincent	Corporate Goal - 30% below 1996 levels by 2010
City of Fremantle	20% below 1996 levels by 2010
City of Mandurah	20% below 1996 levels by 2010
City of Rockingham	20% corporate and 15% community reductions below 1996 levels by 2010
City of Cockburn	20% below 1996 levels by 2010
City of Swan	Corporate Goal - 20% reduction on 1998 levels by 2010
City of Subiaco	20% below 1997 levels by 2010
Town of East Fremantle	20% below 1998 levels by 2010
City of Nedlands	20% below 1996 levels by 2010
City of Perth	20% below 1996 levels by 2010
Town of Kwinana	20% below 1996 levels by 2010 corporate and community goal with a stretch goal of 45% for the community.
City of Melville	20% community and 25% corporate reductions below 1996/97 levels by 2011
City of Armadale	15% regional community goal; 20% corporate goal on 1998 levels by 2010
City of Gosnells	15% community, 20% corporate goals – below 1998 levels by 2010
Shire of Serpentine Jarrahdale	15% Community goal, 30% corporate goal on 1998 levels by 2010

- International experience demonstrates that the goals are achievable. For example, the City of Toronto in Canada endorsed a 20% reduction goal - on 1988 levels by 2005. By 1995, emissions had dropped 7% from 1990 levels. The City of Saarbrücken, Germany, resolved to reduce emissions by 25% on 1990 levels by 2010. Research in 1996 showed that emissions had dropped 15%.
- The CCPTTM greenhouse gas emission reduction target is a flexible goal. It is not a mandatory target. The goal can be adjusted by the municipality as the local action plan progresses.

The City's community consultation budget will contribute funds for the consultation phase for the development of the greenhouse gas emissions reduction action plan (Milestone 3 of the CCP programme).

COMMENT

Following Council endorsement of the corporate and community Greenhouse emission reduction goals, the next step in the Cities for Climate Protection campaign is to develop an Action Plan that outlines the broad strategic approaches that council and the community will take to reduce emissions. The Action Plan will be based on internal and public consultation. A draft of the action plan is intended to be completed by October 2001.

The action plan will include an assessment of the implementations costs, potential cost savings and pay-back period and the potential emission reductions for priority actions. Key indicators will be investigated to monitor the success of the program and establish a monitoring system related to the Action Plan.

The above tasks are proposed to be addressed via the Cities for Climate Working Group, which will develop and coordinate the implementation of the Local Action Plan (Milestone 3 of the Cities for Climate Protection programme). Milestone 3 will include investigations into a revolving energy fund, partnership development with key organisations and profile raising.

RECOMMENDATION

That Council:

- 1 ENDORSES the goal of reducing Corporate greenhouse gas emissions from 2000 levels by 20% by 2010;**
- 2 ENDORSES the goal of reducing Community greenhouse gas emissions from 1996 levels by 20% by 2010;**
- 3 ADVISES the International Council for Local Environmental Initiatives (ICLEI) of Council's endorsement of the corporate and community reduction goals;**
- 4 BE ADVISED on the process of the Cities for Climate Protection (CCP™) program on a regular basis.**

Appendix 4 refers

To access this attachment on electronic document, click here: [Attach4brf190601.pdf](#)

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**CJ196 - 06/01 MINUTES OF CONNOLLY COMMUNITY FACILITY
COMMITTEE MEETING – 31 MAY 2001 - [25066]****WARD** - Marina

CJ010619_BRF.DOC:ITEM 8

SUMMARY

A meeting of the Connolly Community Facility Committee was held on 31 May 2001 and the minutes of the meeting are submitted for noting by Council and endorsement of motions.

BACKGROUND

The Connolly Community Facility Committee meeting held on 31 May 2001 achieved a quorum and the Committee elected Cr C Baker as chairman of the Connolly Community Facility Committee.

The Committee discussed issues relating to revised concept drawings, revised estimate of cost and project justification and funding.

DETAILS

The minutes of the Connolly Community Facility Committee held on 31 May 2001 are included as Attachment A. A correction was recorded to the minutes of 3 May 2001 regarding inaccuracies in figures within the spreadsheet attachment, albeit no change was required to the bottom line figure.

RECOMMENDATION

That Council NOTES the unconfirmed minutes of the Connolly Community Facility Committee meeting held on 31 May 2001 forming Attachment A to Report CJ196-06/01.

Appendix 5 refers

To access this attachment on electronic document, click here: [Attach5brf190601.pdf](#)

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CJ197 - 06/01 MINUTES OF JOONDALUP YOUTH ADVISORY COUNCIL MEETINGS – MAY 2001 - [38245]**WARD - All**

CJ010619_BRF.DOC:ITEM 9

SUMMARY

Meetings of the Joondalup North and South Youth Advisory Councils were held on 21 and 23 May 2001. The unconfirmed minutes of these meetings are submitted for noting by Council.

DETAILS

The unconfirmed minutes of the meeting of the Joondalup North Youth Advisory Council held on 21 May 2001 in Conference Room 2 are included as Attachment 1.

The unconfirmed minutes of the meeting of the Joondalup South Youth Advisory Council held on 23 May 2001 in Conference Room1 are included as Attachment 2.

No action is required from these minutes.

RECOMMENDATION**That Council NOTES the:**

- 1 unconfirmed minutes of the Joondalup North Youth Advisory Council meeting held on 21 May 2001 forming Attachment 1 to Report CJ197-06/01;**
- 2 unconfirmed minutes of the Joondalup South Youth Advisory Council meeting held on 23 May 2001 forming Attachment 2 to Report CJ197-06/01.**

Appendix 6 refers

To access this attachment on electronic document, click here: [Attach6abrf190601.pdf](#)

[Attach6bbrf190601.pdf](#) [Attach6cbrf190601.pdf](#)

CJ198 - 06/01 WARRANT OF PAYMENTS FOR THE PERIOD ENDING 31 MAY 2001 - [09882]

WARD – All

CJ010619_BRF.DOC:ITEM 10

SUMMARY

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

BACKGROUND

FUNDS	VOUCHERS	AMOUNT
		\$ c
Director Resource Management Advance Account	031262-032202	7,392,094.81
Municipal	000259-000265	7,408,549.15
	TOTAL	\$ 14,800,643.96

The difference in total between the two funds is attributable to the direct debits by the Commonwealth Bank for bank charges, credit card charges and dishonoured cheques being processed through the Municipal Fund.

It is a requirement pursuant to the provisions of Regulation 13(4) of the Local Government (Financial Management) Regulations 1996 that the total of all other outstanding accounts received but not paid, be presented to Council. At the close of May 2001, the amount was \$898,093.19.

The cheque register is appended as Attachment A.

CERTIFICATE OF THE DIRECTOR RESOURCE MANAGEMENT

This warrant of accounts to be passed for payment, covering vouchers numbered as indicated and totalling \$14,800,643.96 which is to be submitted to each Councillor on 26 June 2001 has been checked and is fully supported by vouchers and invoices which are submitted herewith and which have been duly certified as to the receipt of goods and the rendition of services and as to prices, computations and casting and the amounts shown are due for payment.

RHONDA HARDY
Manager Accounting Services

J B TURKINGTON
Director Resource Management

CERTIFICATE OF MAYOR

I hereby certify that this warrant of payments covering vouchers numbered as indicated and totalling \$14,800,643.96 submitted to Council on 26 June 2001 is recommended for payment.

.....
 Mayor John Bombak

RECOMMENDATION

That Council **APPROVES** for payment the following vouchers, as presented in the Warrant of Payments to 31 May 2001, certified by the Mayor and Director of Resource Management and totalling \$14,800,643.96.

FUNDS	VOUCHERS	AMOUNT
		\$ c
Director Resource Management Advance Account	031262-032202	7,392,094.81
Municipal	000259-000265	7,408,549.15
	TOTAL \$	14,800,643.96

Appendix 7 refers

To access this attachment on electronic document, click here: [Attach 7brf190601.pdf](#)

[Attach7abrf190601.pdf](#)

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**CJ199 - 06/01 FINANCIAL REPORT FOR THE PERIOD ENDING 31
MAY 2001 - [07882]****WARD - All**

CJ010619_BRF.DOC:ITEM 11

SUMMARY

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

Following on from the half-year Budget review, funds of **\$963.1k** were identified for re-distribution however only New Projects of **\$219k** were funded. Additional works of **\$50k** have subsequently been approved by Council. The remaining funds will be included in the Carry Forward Balance as at 30 June 2001.

The May 2001 report is the 11th financial report for the 2000/2001 financial year. The report shows a variance of **\$6.9m** when compared to the Revised Budget for the year to date. This variance can be analyzed as follows:

- The Operating position shows a variance of **\$2.1m** to budget at the end of May 2001 due to revenue not received of **\$2.7m** and underspending in Employee Costs of **\$0.8m** and Materials & Contracts of **\$4.3m**. Depreciation expenses is **\$0.2m** over the YTD budget.
- Capital Expenditure shows a variance to budget of **\$1.2m** at the end of May 2001. This is primarily due to purchases of Computer and Communication Equipment and Plant & Light Fleet that had not been undertaken as a consequence of the change in criteria in the replacement of Light Fleet.
- Capital Works shows a variance to budget of **\$3.6m** at the end of May 2001. However, the City has currently committed expenditure of approximately **\$1.9m**. This variance includes certain Capital Works with a value of **\$3.0m** which are anticipated to be incomplete after the end of the financial year.

RECOMMENDATION

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

Appendix 8 refers

To access this attachment on electronic document, click here: [Attach8brf190601.pdf](#)

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CJ200 - 06/01 2001/2002 INSURANCE - INDUSTRIAL SPECIAL RISKS & MOTOR VEHICLES/PLANT AND ANCILLARY INSURANCES - [05581] [47139] [11952]

WARD - All

CJ010619_BRF.DOC:ITEM 12

SUMMARY

The City's insurance cover for both Industrial Special Risks (Property) and Motor Vehicle and Plant insurance expires at 4.00pm 30 June 2001. As a consequence approval was given via report CJ115-04/01 for Municipal Insurance Broking Service (MIBS) to seek through the tender process, terms and conditions from underwriters for insurance cover for the 2001/2002 financial year.

In addition the City also approved Municipal Insurance Broking Service (MIBS) seeking quotations for its ancillary lines of insurance for the 2001/2002 financial year.

Following an assessment and evaluation of the quotations received it is recommended that the City places its 2001/02 insurance cover for Industrial Special Risks (Property) with Allianz Australia Insurance Ltd and its Motor Vehicle and Plant with Zurich Australian Insurance Ltd.

It is also recommended that the City places its 2001/2002 ancillary lines of insurance as follows:-

- | | |
|--|--|
| • Construction Risks | - Allianz Australia Insurance Ltd |
| • Fidelity Guarantee | - Allianz Australia Insurance Ltd |
| • Personal Accident and Travel | - Accident/Health International Underwriting Ltd |
| • General Property | - Allianz Australia Insurance Ltd |
| • Councillors' and Officers' Liability | - St Paul International Insurance Ltd |

BACKGROUND

Council will be aware that at its meeting on 24 April 2001, it authorised, via report CJ115-04/01, Municipal Insurance Broking Services (MIBS) to seek tenders for the City's insurance cover for Industrial Special Risks (Property) and Motor Vehicle/Plant for the 2001/2002 financial year.

Municipal Insurance Broking Services (MIBS) was also requested to seek quotations for the City's following ancillary lines of insurance for 2001/2002:-

- Construction Risks
- Fidelity Guarantee
- Personal Accident and Travel
- General Property
- Councillors' and Officers' Liability

MIBS placed the advertisement seeking tenders for Industrial Special Risks (Property) and Motor Vehicles/Plant in The West Australian newspaper on Saturday 19 May 2001. This was a joint advertisement which sought tenders for twenty other local governments. Tenders closed 4.00pm on Tuesday 5 June 2001.

DETAILS

The following tenders were received:-

Industrial Special Risks (Property) Insurance
--

The Total Declared Replacement Value was \$108,931,940 dissected into the following classes:-

Section 1: Assets

Buildings	\$100,230,704
Fixtures and Fittings	\$ 1,168,086
Computer Equipment	\$ 5,124,186
Artifacts and Artworks	\$ 216,700
Other Plant and Equipment	\$ 1,592,264

Section 2: Consequential Loss \$ 600,000

Given that the City's buildings haven't been revalued for insurance purposes for some time it was considered prudent that a revaluation be undertaken. Consequently the increased Declared Replacement Value.

In 2000/2001 the Total Declared Value was \$71,902,207.

Tenders for 2001/2002 were received from the following:-

	Premium	Fire Levy	Total	GST	Grand Total
Allianz Australia Insurance Ltd	\$185,184	\$48,148	\$233,332	\$23,205	\$256,665
CGU Insurance Limited	\$270,955	\$70,448	\$341,403	\$34,140	\$375,543

A brokers fee of \$20,000 plus GST of \$2,000 is payable on this policy as the premium is net of the broker's fee.

Note: The GST will be claimed back from the Australian Taxation Office as an input tax credit.

The City's ISR insurance premium for the 2000/2001 financial year was \$147,182 (exclusive of GST). The insurer was Manufacturers Mutual General Insurance Ltd.

This results in an increase in premium of 72% exclusive of GST which can in the main be attributable to the increase in the declared Replacement Value.

Motor Vehicle and Plant Insurance
--

Combined Declared Replacement Value was \$7,078,484 comprising:-

Light Vehicles	\$3,278,143
Heavy Vehicles	\$1,730,892
Mobile Plant	\$1,819,449
Hired Equipment	\$ 250,000

In 2000/01 the total declared value was \$7,326,736.

Tenders for 2001/2002 were received from the following:-

	Premium	Fire Levy	Total	GST	Grand Total
SGIO Insurance	\$88,519	\$885	\$89,404	\$8,940	\$98,344
Zurich Australian Insurance Ltd	\$62,503	\$625	\$63,128	\$6,313	\$69,441

Note: The GST will be claimed back from the Australian Taxation Office as an input tax credit.

This policy also includes cover for Councillors and Employees private vehicles when on official Council business.

The City's Motor Vehicle and Plant insurance premium for the 2000/2001 financial year was \$61,450 (exclusive of GST). The insurer was Zurich Australian Insurance Ltd.

The decrease in the declared value for 2001/2002 is a consequence of a reduction in Council's fleet. This results in a small increase in premium of 3% exclusive of GST.

Ancillary Lines of Insurance

MIBS also sought quotations for the City's ancillary lines of insurance cover through a bulk purchasing arrangement with other local governments. This effectively reduces the premiums applicable.

Lines of insurance on which premium quotations were sought were:-

- Construction Risks
- Fidelity Guarantee
- Personal Accident and Travel
- General Property
- Councillor's and Officer's Liability

The quotations were:-

	Premium	Fire Levy	Total	GST	Grand Total
<u>Construction Risks</u>					
Allianz Australia Insurance Ltd	\$11,250	\$2,028	\$13,278	\$1328	\$14,606
<u>Fidelity Guarantee</u>					
Allianz Australia Insurance Ltd	\$2,000		\$2,000	\$200	\$2,200
<u>Personal Accident and Travel</u>					
Accident / Health International Underwriting Ltd	\$850		\$850	\$85	\$935
<u>General Property</u>					
Allianz Australia Insurance Ltd	\$7,500		\$7500	\$750	\$8,250
<u>Councillors and Officers Liability</u>					
St Paul International Insurance Ltd	\$7,372		\$7,372	\$737	\$8,109

COMMENT/FUNDING

Industrial Special Risks (Property) Insurance

This policy covers all Real and Personal Property of every kind and description belonging to the City or for which the City is responsible or has assumed responsibility to insure prior to the occurrence of any damage including all such property in which the City may acquire an insurable interest during the period of the cover.

Limits of Liability

In respect of any one loss at each individual location:

- Maximum limit of liability at any one location for any one loss \$40,000,000

Section 1:

- Accidental Damage \$5,000,000
- Burglary and/or theft \$ 100,000
- Money \$ 100,000 (Qualification by Allianz - if money not in safe only \$1,000)
- Removal of Debris \$ 500,000
- Rewriting of records \$ 100,000
- Councillors/Employees Property \$ 5,000
- Book Debts / Accounts Payable \$ 5,000
- Extra Cost of Reinstatement \$5,000,000

• Fusion	\$ 5,000	
• Spoilage of Refrigerated Goods	\$ 5,000	
• Locks and Keys	\$ 1,000	
• Temporary Removal & Limited Transit	\$ 150,000	(Qualification by Allianz - applies to Road Transit only)
• Architects & Professional Fees	\$ 25,000	
• Landscaping	\$ 25,000	

Section 2:

• Loss of Gross Rentals	\$ 50,000
• Increased Cost of Working	\$ 500,000
• Claims Preparation Costs	\$ 50,000
• Indemnity Period	12 Months

Deductibles

• Standard	\$ 2,500
• Earthquake	1% or \$20,000 whichever is the lesser
• Councillors/Employees Effects-whilst on Council's premises listed on the Schedule	\$ 250
• Lightning Damage	\$ 10,000
• Malicious Damage	\$ 7,500 (CGU Insurance Ltd)
• Malicious Damage	\$ 10,000 (Allianz Australia Insurance Ltd)

It is recommended that the City places its 2001/2002 Industrial Special Risks Insurance with Allianz Australia Insurance Ltd via Municipal Insurance Broking Service (MIBS) at a premium of \$256,665 (GST inclusive) and to pay Municipal Insurance Broking Service (MIBS) the brokers fee of \$22,000 (GST inclusive). Allianz however, submitted to review the policy conditions prior to 30 June 2001, which is normal to industry practice.

Motor Vehicle and Plant Insurance

This policy covers all Plant and/or Registered Motor Vehicles, the City owns or for which the City is responsible or has accepted responsibility to insure including items leased, hired, rented, borrowed or used by the City or purchased by the City under any form of contract or agreement.

Sums insured

• Own Damage	Market Value or Purchase price whichever is the lesser
• Third Party	Limit of Liability \$10,000,000
• Councillors, Employees Volunteers	Market Value

Deductibles

- Standard \$500
- Councillors Employees Nil
- Volunteers

Extensions

- Employee Personal Effects \$2,000
(employee's personal effects left in Vehicle at time of accident or theft)

It is recommended that the City places its 2001/2002 Motor Vehicle and Plant insurance with Zurich Australia Insurance Ltd via Municipal Insurance Broking Service (MIBS) at a premium of \$69,441 (GST inclusive).

Ancillary Lines of Insurance**Construction Risks**

This policy provides indemnity for accidental physical loss or damage to buildings and other works during construction, renovation or extension. Demolition costs, tools and equipment used at the contract site and professional fees can be included.

It is recommended that the City places its 2001/2002 Construction Risks insurance with Allianz Australia Insurance Ltd via Municipal Insurance Broking Service (MIBS) at a premium of \$14,606 (GST inclusive). The increase in this premium is a result of the HIH Insurance collapse.

The insurer for the 2000/01 financial year was Royal & Sun Alliance Insurance Ltd. The premium was \$2,548 (inclusive of GST).

Fidelity Guarantee

This policy covers fraudulent embezzlement or fraudulent misappropriation of money and or negotiable instruments or goods belonging to the City or for which the City is legally liable.

It is recommended that the City places its 2001/2002 Fidelity Guarantee insurance with Allianz Australia Ltd via Municipal Insurance Broking Service (MIBS) at a premium of \$2,200 (GST inclusive).

The Insurer for the 2000/2001 financial year was Royal & Sun Alliance Ltd. The premium was \$2,970 (inclusive of GST).

Personal Accident and Travel

This policy covers Councillors, Officers and spouse as follows:-

Personal Accident:

Loss of income and selected benefits resulting from an accident or illness causing death or permanent / temporary disability. For those acting in a "Voluntary Capacity" "Out of Pocket and Non Medicare Expenses" will be reimbursed 100% up to a maximum of \$20,000. "Non Medicare Expenses" are such things as physiotherapy, ambulance services, medical supplies etc.

Corporate Travel:

Personnel travelling on behalf of Council are covered for a range of selected exposures such as personal accident, medical expenses, baggage and personal effects, loss of deposit etc.

It is recommended that the City places its 2001/2002 Personal Accident & Travel insurance with Accident/Health Underwriting Ltd via Municipal Insurance Broking Service (MIBS) at a premium of \$935 (GST inclusive).

The Insurer for the 2000/2001 financial year was Ace Insurance Ltd. The premium was \$3,267 (inclusive of GST).

General Property

This policy covers both Council and Personal Property covered anywhere in Australia, for most risks of Accidental Loss or Damage and Transit whilst on Council business for:-

- Elected members of Council
- Spouses or partners of a Member of Council
- Employees of the Local Government
- Spouses or partners of employees
- Voluntary workers

Sum Insured \$250,000

Limit anyone person \$5,000

Excess:-

\$1,000	Computer Equipment
\$ 500	Mobile Telephones
\$ 100	Other

It is recommended that the City places its 2001/2002 General Property insurance with Allianz Australia Insurance Ltd via Municipal Insurance Broking Service (MIBS) at a premium of \$8,250 (GST inclusive).

The insurer for the 2000/2001 financial year was CGU Insurance Ltd. The premium was \$3,300 (inclusive of GST).

Councillors' and Officers' Liability

This is a new insurance coverage which is designed to insure Councillors and Officers for legal costs which could arise from a claim which may not be covered under the terms and conditions of the Public Liability/Professional Indemnity insurance policy with the Municipal Liability Scheme.

Insurance cover of this nature is becoming more popular and considered essential given that a Councillor or an Officer may give an obviously incomplete or irrelevant answer to a question in a proposal which could give rise to a claim or a possible claim by another party against that person. This policy doesn't cover judgement from a claim.

It is recommended that the City places its 2001/2002 Councillors and Officers Liability insurance with St Paul International Insurance Ltd via Municipal Insurance Broking Service at a premium of \$8,109 (GST inclusive).

RECOMMENDATION

That Council:

- 1 ACCEPTS the tender as submitted by Allianz Australia Insurance Ltd via Municipal Insurance Broking Service for the City's 2001/02 Industrial Special Risks Insurance cover at a premium of \$256,665 - GST Inclusive and to pay Municipal Insurance Broking Service a Broking fee of \$22,000 – GST Inclusive;**
- 2 ACCEPTS the tender as submitted by Zurich Australian Insurance Ltd via Municipal Insurance Broking Service for the City's 2001/02 Motor Vehicle and Plant Insurance cover at a premium of \$69,441 - GST Inclusive;**
- 3 ACCEPTS the quotation as submitted by Allianz Australia Insurance Ltd Via Municipal Insurance Broking Service for the City's 2001/02 Construction Risks Insurance cover at a premium of \$14,606 - GST Inclusive;**
- 4 ACCEPTS the quotation as submitted by Allianz Australia Insurance Ltd Via Municipal Insurance Broking Service for the City's 2001/02 Fidelity Guarantee Insurance cover at a premium of \$2,200 - GST Inclusive;**
- 5 ACCEPTS the quotation as submitted by Accident/Health Underwriting Ltd Via Municipal Insurance Broking Service for the City's 2001/02 Personal Accident and Travel Insurance cover at a premium of \$935 - GST Inclusive;**
- 6 ACCEPTS the quotation as submitted by Allianz Australia Insurance Ltd Via Municipal Insurance Broking Service for the City's 2001/02 General Property Insurance cover at a premium of \$8,250 - GST Inclusive;**
- 7 ACCEPTS the quotation as submitted by St Paul International Insurance Ltd Via Municipal Insurance Broking Service for the City's 2001/02 Councillors and Officers Liability Insurance cover at a premium of \$8,109 - GST Inclusive.**

**CJ201 - 06/01 WORKERS COMPENSATION INSURANCE
 RENEWAL 2001/2002 PUBLIC
 LIABILITY/PROFESSIONAL INDEMNITY
 INSURANCE 2001/2002 - [02882] [16173]**

WARD - All

CJ010619_BRF.DOC:ITEM 13

SUMMARY

This report provides Council with a summary of costs and changes in relation to renewal of the City's insurance policies for Workers Compensation Insurance and Public Liability/Professional Indemnity Insurance for the 2001/2002 financial year.

This report recommends that the City advises the Municipal Insurance Services that it:-

- 1 opts for a 'burning cost' system of insurance for its Workers Compensation insurance;
- 2 accepts the premium quotation of \$282,490 exclusive of GST for Public Liability and Professional Indemnity Insurance.

BACKGROUND

In 1995/96 the former City of Wanneroo became an inaugural member of the now Local Government Insurance Services insurance scheme operated under the auspices of WAMA. One of the main purposes of the scheme was to gain group purchasing power for all participating local governments in the areas of:

- Workers Compensation insurance
- Public Liability/Professional Indemnity insurance

As a member of these schemes the provisions of the Local Government (Functions and General) Regulations 1996 apply. This effectively obviates the need for the City to call tenders for Workers Compensation and Public Liability/Professional Indemnity insurances.

DETAILS

Workers Compensation Insurance

From 1 July 1995 to 30 June 1998 under the former City of Wanneroo and from 1 July 1998 to 30 June 1999 the City of Joondalup operated its workers compensation insurance through a 'burning cost' arrangement. From 1 July 1999 to 30 June 2001 the City's Workers Compensation insurance was covered under a single rate of total salaries and wages.

A 'burning cost' arrangement operates where the annual premium is directly related to claims experience with a portion of the premium paid as a deposit and the remainder paid (if

applicable) based on claims experience. The premium is claims related and varies between Minimum and Maximum payments. It is "capped" at the maximum .

By way of a simple example a burning cost insurance scheme works as follows:-

The insured pays an initial deposit to the insurer based on a deposit premium. The remaining funds (to the limit of the maximum premium) are shown as a liability in the insured's balance sheet pending further premium calls.

The period of the burning cost contract is usually between three to five years depending on claims experience.

Should the claims paid exceed the deposit premium then a further 'call' is made against the insured to the maximum premium payable. Should the total cost of claims exceed the maximum premium then the insurer carries the additional cost. If claims are lower then the City benefits.

Municipal Workcare Scheme has indicated the following rates will apply for 2001/02:-

Single Rate Premium	3.67% of payroll
Burning Cost Premium	Minimum 2% of payroll
	Deposit 2.31% of payroll
	Maximum 3.67% of payroll

These rates include a 5% government surcharge for the HIH collapse.

For the 2000/2001 financial year the City paid a single rate of 3.67% on the estimated total salary and wages of \$19,000,000 with a premium of \$697,300. This is adjusted at year end based on actual payroll paid verified by the City's Auditor.

Public Liability/Professional Indemnity Insurance

The former City of Wanneroo (and the City of Joondalup since 1 July 1999) has been a member of the Municipal Liability Scheme since its inception on 1 July 1995.

Participants of the scheme since that time have enjoyed the benefits of lower premiums, enhanced insurance coverage and a more personalised service.

The scheme has recently indicated its 2001/02 terms and conditions and premium contribution as \$282,490 excluding GST. Last years equivalent premium was \$256,810. This is a 10% increase.

Payment of the contribution will be:-

50% of Contribution plus GST	15 August 2001
50% of Contribution	15 November 2001

COMMENT/FUNDING**Workers Compensation Insurance**

The Scheme has been advised that the City's Estimated Salaries and Wages for the 2001/2002 financial year are \$19,170,000.

Using the two methods of calculation the premiums are as follows:-

Single Rate 3.67% of \$19,170,000 \$703,539 Plus GST

(3.50% plus a 5% government HIH surcharge)

Performance Rating – Minimum	2.00% of payroll	\$383,400 Plus GST
(burning cost) Deposit	2.31% of payroll	\$442,827 Plus GST
Maximum	3.67% of payroll	\$703,539 Plus GST

(above rates include the government HIH 5% surcharge)

An assessment of the claims history and risk profiles over the last couple of years indicates that it would be more cost advantageous for the City to opt for a performance rating method for Workers Compensation insurance premium calculation. Based on the above calculations the maximum exposure is \$703,539 (depending on final payroll calculations) with the distinct ability to have a decreased premium based on claims experience.

The City's Workers Compensation risk exposure has decreased quite considerably as a consequence of outsourcing of functions (eg Waste Management to City of Wanneroo).

Consequently it would be more cost effective for the City to opt for a performance or claims based premium arrangement.

Public Liability/Professional Indemnity Insurance

The City's contribution for these liability insurances for 2001/02 is \$282,490, an increase of 10% over 2000/01. This is competitive compared to the market where increases are as high as 40%.

Acceptance of this contribution quotation is recommended.

RECOMMENDATION

That Council ADVISES the Local Government Insurance Services that:

1 the City opts for a 'burning cost' scheme of Workers Compensation insurance premium calculation for the 2001/2002 financial year based on the following:-.

Minimum Payment	2.00% of payroll
Deposit Payment	2.31% of payroll
Maximum Payment	3.67% of payroll

- 2 **it accepts the 2001/02 contribution for Public Liability and Professional Indemnity insurance cover of \$282,490 (exclusive of GST) with payment to be in equal instalments with the GST payable in the first instalment on 15 August and the balance due on 15 November 2001.**

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**CJ202 - 06/01 HARBOUR RISE ESTATE, HILLARYS -
CONSIDERATION OF THE IMPLICATIONS TO
INTRODUCE SPECIFIED AREA RATING - [05069]**

WARD - Whitfords

CJ010619_BRF.DOC:ITEM 14

SUMMARY

This report considers the implications to recover additional costs where enhanced landscaping is requested to be applied within the Harbour Rise Estate, Hillarys.

Specified Area Rating has been successfully trialled and adopted by Council for the entire suburb of Iluka and the Estate of Woodvale Waters within Woodvale.

The Harbour Rise Estate was developed to provide for this option, subject to the agreement of residents.

At the Harbour Rise Homeowners Association inaugural meeting on 31 May 2001, interested residents resolved to request Council to implement a Specified Area Rating system for the subdivisional area, as identified, in accordance with Section 6.37 of the Local Government Act 1995.

This report recommends that effective 1 July 2001 a Specified Area Rate is applied in accordance with the provisions of Section 6.37 of the Local Government Act 1995 to the area as detailed on Attachment A, specified as Harbour Rise.

BACKGROUND

The *Local Government Act 1995* provides the following various options for the funding of Local Government services:-

1. Funding Direct from the General Rate Revenue - Section 6.33.
2. Raising Funds via a Specified Area Rate - Section 6.37.
3. Raising of Funds via Service Charges - Section 6.38.

1 Funding Direct From General Rate Revenue

The former City of Wanneroo since 1985/86, operated a system of differential rating where municipal rates were levied according to land zoning and whether the land is improved or not. On its formation the City of Joondalup continued with the differential rating system for Commercial-Improved properties. Over more recent years the ability to levy rates on land usage has been permitted. Section 6.33 (1) of the Local Government Act 1995 permits differential general rates to be levied on a number of characteristics such as land zoning, land use, whether the land is improved or vacant or a combination of these. Rates raised by differential general rates formed part of the City's general rate revenue and were applied to finance the City's functions/services.

In 2000/2001 the City of Joondalup adopted a standard rate in the dollar for all properties regardless of zoning ...thus dispensing with differential rates.

2 Raising Funds via Specified Area Rate

Unlike general rates, which are not tied to any specific project, the funds generated from a specified area rate are directly associated with corresponding expenditure for a work/service.

The provisions of Section 6.37 of the Local Government Act 1995 enable a local government to:-

- Impose a specified area rate on rateable land within a portion of its district for the purpose of meeting the cost of a specific work, service or facility if, in the opinion of the local government, the ratepayers or residents within that area:-
 - a) have benefited or will benefit from
 - b) have access to or will have access to; or
 - c) have contributed or will contribute to the need for that work service or facility.
- Use the funds from a specified area rate **only** for the purpose for which the rate is imposed.

The Local Government Act 1995 also places stringent accounting requirements upon the local government to adequately and appropriately account for the funds raised and expended. Any surplus funds raised by this mechanism are to be repaid at the end of the year, or placed into a reserve account and carried forward to the next financial year. Likewise, any deficit is to be carried forward against the project or programme with the appropriate financial adjustments to be undertaken in the next year.

Furthermore any adjustments to a specified area or to the rate in the dollar can only be effected annually in accordance with the Council's approved annual budget process.

It is to be appreciated that the specified area rate is in **addition** to the general rate.

- a) To illustrate this concept the following is a hypothetical example:-

2000/01 Rates

PROPERTY 1

General Rate	\$6,500 GRV x 0.068693 cents in \$ =	\$446.50
Specified Area Rate	\$6,500 GRV x 0.0100 cents in \$ =	\$65.00
		\$511.50

PROPERTY 2

General Rate	\$15,000 GRV x 0.068693 cents in \$ =	\$ 1030.39
Specified Area Rate	\$15,000 GRV x 0.0100 cents in \$ =	\$150.00
		\$ 1180.39

The above example illustrates that the owner of Property 1 pays far less as a contribution towards the enhanced standard of landscaping than the owner of Property 2.

- b) The amount raised is via a rate in the \$ (and not a charge) and thus the contribution by each property will vary in accordance with the valuation of the property, ie. a **shopping centre** with a high value will pay many times more than a normal house.
- c) There is a **considerable degree of accounting required** to accommodate the legislative requirements.

Philosophical Arguments

- a) From the example above, the owners of Property 2 (or a shopping centre) may well query what extra benefit they are receiving from the specified area rate, as compared to the owner of Property 1. They may well argue that a flat charge paid by all owners is preferable. Several years ago this City promoted a flat charge concept with the then Minister for Local Government for funding works of this nature. The Minister declined to amend the Local Government regulations to permit the inclusion of works of this nature.
- b) Owners may also complain that the GRV already takes into account the enhanced standard of landscaping and question why should they pay more. Owners in the more enhanced areas may compare their general rates with those in areas that are not enhanced, and come to a conclusion that they pay higher general rates to obtain the enhanced landscaping.

- c) The owner of a property which does not directly benefit from enhancements such as entry statements, lakes, developed parks etc. may well query why he has to contribute at all by way of a specified area rate.

Another method of funding the enhanced level of landscaping is by way of a voluntary property owner levy with no involvement by the City. This method was trailed in Woodvale Waters area. Problems experienced with this method were:-

- i) management of the scheme; and
- ii) the voluntary nature of the levy and inability to collect debt

This method does, however, allow the residents to control most aspects of the work, including priorities and quality. It also has the advantage of encouraging community spirit.

3 Raising of Funds via Service Charges

Section 6.38 of the Local Government Act 1995 permits a local government to impose on owners and occupiers of land within the district or defined part of the district a service charge for a financial year to meet the cost of providing a prescribed service. At this point, however, the only services (to which this funding mechanism applies) which have been prescribed in Clause 54 of the Local Government (Financial Management) Regulations 1996 are the provision of:-

- (a) Television and radio broadcasting.
- (b) Volunteer bush fire brigades;
- (c) Underground electricity;
- (c) Property surveillance and security;
- (d) Soil conservation.

As mentioned earlier the then Minister for Local Government in February 1999 stated in a letter to the City "it would not be desirable to contemplate prescribing landscaping as a purpose for which a service charge could be imposed."

This option is therefore unavailable for the purpose of enhanced landscaping.

DETAILS

Iluka and Woodvale Waters Estate have successfully operated Specified Area Rating systems for funding landscape enhancement and as indicated in the Report CJ127-04/99 Harbour Rise Estate at that time was requesting similar consideration.

The Harbour Rise Estate proposal includes public open space within the area identified.

Residents at a recent meeting accepted the proposal presented by the Land Developer, Estates Development, and were provided with written information sheets regarding the option and provisions within the Local Government Act 1995, Section 6.37. Of the 207 lots within the specified area, 54 owners attended the meeting with 52 supporting the motion to request the implementation of a Specified Area Rate. The developer also has a number of lots which are within the proposed Specified Area.

Attachment A defines the area within which the Specified Area rate would apply:-

- Along the northern side of Marbella Drive, up the northern side of Ewing Drive to the rear boundaries of Lots 198-201.
- Down the right hand side boundary of lot 198 across Marbella Drive and continuing along the rear lot boundaries of Algarve Way, including the right hand side boundaries of lots 184 and 10 Tobago Rise. Continuing down the rear boundaries of The Corniche and up the left hand side boundary of Lot 166 Lukin Road and continuing along the rear boundaries of Lots 164-166 Lukin Road and down the right hand side boundary of lot 164 where it adjoins Hepburn Avenue.
- From the corner of Lukin Road and Hepburn Avenue across the northern side of Hepburn Avenue until the middle of Amalfi Drive is reached.
- From the roundabout on Hepburn Avenue up the centre of Amalfi Drive, around Azzura Crescent and up the centre of the remaining part of Amalfi Drive to the northern corner of Marbella Drive.

COST RECOVERY

The enhanced landscaping costs for the 2001/02 financial year are anticipated at \$40,200 (refer Attachment B). This represents the variance between the standard the City of Joondalup would normally provide by way of landscaping (\$26,800) and the enhanced standard which the residents require (\$67,000). These figures are based on historical data provided by the developer and cost estimates for similar sized Public Open Space maintained by the City. Council's maintenance costs reflect the normal standards, as applied to Public Open Space within a variety of locations.

Total gross rental values of properties in the prescribed area is \$2,384,198

The GRV rate in \$ to recover costs = $\frac{\$40,200}{\$2,384,198} = 0.01686$ cents

Examples of the Specified Area Rates applicable for Harbour Rise Estate based on the abovementioned rate in \$ are as follows:-

Rate in \$ = 0.01686 cents

A.	16 Amalfi Drive	GRV \$16,900	\$284.95
B.	15 Leeward Chase	GRV \$ 9,900	\$166.92
C.	1 Eze Terrace	GRV \$20,026	\$337.56
D.	30 Mustique Crescent	GRV \$ 8,300	\$139.95

COMMENT/FUNDING

As mentioned previously Specified Area Rating involves higher administrative effort and costs.

- The funds raised must only be used for the specified area and there must be strict accountability of those funds. Expenditure in the specified area must likewise be strictly and accurately recorded.
- Should there be a surplus of revenue over expenditure in a particular year, this must be placed in a reserve and carried forward to the next financial year.
- Likewise, any deficit must be carried forward against the project with the appropriate adjustments being made in the next financial year.

As the number of areas to which Specified Area Rates apply increases further resources may be required to administer and control these accounts. There may also be problems distinguishing between the works relating to the specified area rate and general works (ie. works covered by the general rate).

It is accepted that the funding of enhanced landscaping and “additional” facilities via a specified area rate is gathering momentum in local governments on the metropolitan fringe where developers are enhancing landscaping treatments prior to marketing the land.

RECOMMENDATION

That Council INTRODUCES in the 2001/2002 financial year, in accordance with the provisions of Section 6.37 of the Local Government Act 1995, a specified area rating system for the suburb of Hillarys which as detailed on Attachment A to Report CJ202-06/01 is bounded by:

- 1 along the northern side of Marbella Drive, up the northern side of Ewing Drive to the rear boundaries of Lots 198-201;**
- 2 down the right hand side boundary of Lot 198 across Marbella Drive and continuing along the rear lot boundaries of Algarve Way, including the right hand side boundaries of Lots 184 and 10 Tobago Rise. Continuing down the rear boundaries of The Corniche and up the left hand side boundary of Lot 166 Lukin Road and continuing along the rear boundaries of Lots 164-166 Lukin Road and down the right hand side boundary of Lot 164 where it adjoins Hepburn Avenue;**
- 3 from the corner of Lukin Road and Hepburn Avenue across the northern side of Hepburn Avenue until the middle of Amalfi Drive is reached;**
- 4 from the roundabout on Hepburn Avenue up the centre of Amalfi Drive, around Azzura Crescent and up the centre of the remaining part of Amalfi Drive to the northern corner of Marbella Drive.**

Appendix 9 refers

To access this attachment on electronic document, click here: [Attach9brf190601.pdf](#)

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CJ203 - 06/01 URBAN ANIMAL MANAGEMENT CONFERENCE - [09047]

WARD - All

CJ010619_BRF.DOC:ITEM 15

SUMMARY

An Urban Animal Management Conference organised by the National Urban Animal Management Advisory Group is to be held in Melbourne from 29 - 31 August 2001.

The Conference Program covers a broad range of topics including a review of the management of aggressive dogs and related legislation across Australia, the management of cats in a number of Victorian Councils and Animal Management Officer Ranger training.

It is recommended that an Elected Member and the Manager Leisure and Ranger Services attend the Conference.

BACKGROUND

An Urban Animal Management Conference is to be held in Melbourne from 29 - 31 August 2001. A copy of the Conference Programme is attached to this report – see Attachment One.

DETAILS

The Conference Program features a number of sessions targeted specifically at local governments including: -

- Is it happening? Survey of 11 Councils Reporting, *Neva Van De Kuyt, Bureau of Animal Welfare*
- 'Walk a mile in my shoes' Case Study. How management can be shown what is happening at the AMO/Ranger coal face, *Greg Spice, Knox City Council*
- Cat Confinement, *Frankston City Council, VIC*
- Cat Curfew
- Cat Banning, *Robin Buttris, Kingston City Council, VIC*
- Cat Impoundment
- National AMO Ranger Training - how close are we?
- Why Councils should be responsible for animal management?
- Should we tender out animal management? Best value for the community.

Other Conference sessions also considered relevant include presentations on: -

- Are aggressive dogs an issue? *Dennis Feltko, Bahvioural Psychologist, USA*
- Value of Pets in Society, *Kersti Skesie, Animal Behaviourist, NSW*
- Review of aggressive dog legislation across Australia, *Deb Kelly, Dept of Environment and Heritage*
- National animal industry training, *Geoff Irwin, Gold Coast City Council*

The estimated costs for the Manager Leisure and Ranger Services attending the Conference are as follows:

Registration Fees	\$450
Economy Airfare	\$1,320
Accommodation	\$510
Incidentals	\$360
Total	\$2,640

Should an Elected Member wish to attend the Conference, the estimated cost for an Elected Member and the Manager Leisure and Ranger Services to attend would be \$6,600, as follows.

	Elected Member	Manager Leisure and Ranger Services
Registration Fees	\$450	\$450
Business Class Airfare	\$1,980	\$1,980
Accommodation	\$510	\$510
Incidentals	\$360	\$360
Total	\$3,300	\$3,300

Funding is available under Budget Items 'Elected Members – Conferences' and 'Leisure and Ranger Services Administration – Conferences'.

COMMENT/FUNDING

This conference is particularly relevant to the work occurring through the Urban Animal Management Committee and the development and implementation of the Urban Animal Action Plan. Attendance at the conference will provide an opportunity to exchange information and identify innovative practices occurring elsewhere in Australia.

Similar urban animal management conferences have been held throughout Australia in the past decade.

Funding for the Conference is available as follows:

Account No: 11-80-82-821-3302-0001
 Budget Item: Conference Expenses
 Budget Amount: \$3,000

Account No: 11-05-05-052-3521-0001
 Budget Item: Elected Members - Conferences
 Budget Amount: \$35,000

Crs Mackintosh and O'Brien have expressed an interest in attending the Conference.

RECOMMENDATION**That Council:**

- 1 APPROVES the attendance of an Elected Member and the Manager Leisure and Ranger Services at the Urban Animal Management Conference to be held in Melbourne from 29 - 31 August 2001 at an estimated cost of \$6,600;**
- 2 APPROVES the expenditure in (1) above to be charged to Budget Item No 11-80-82-821-3302-0001 - Conference Expenses and 11-05-05-052-3521-0001 Elected Members – Conferences.**

Appendix 10 refers

To access this attachment on electronic document, click here: [Attach10brf190601.pdf](#)

CJ204 - 06/01 SENIORS MASTER PLAN - LEISURE AND SOCIAL ACTIVITY NEEDS - [43605]**WARD - All**

CJ010619_BRF.DOC:ITEM 16

SUMMARY

The Seniors Master Plan - Leisure and Social Activity Needs was commissioned to inform future Council decisions which pertain to the provision of facilities so as to meet the recreation, leisure and social needs of senior citizens.

The Master Plan - Leisure and Social Activity Needs, developed by Jill Powell and Associates, has demonstrated that the characteristics of the City's population will change over time and that leisure patterns are changing as well. It also has demonstrated that the City has sufficient facilities to meet current and future needs, but some of the facilities will need to be fine tuned to better meet the existing needs of the community.

The City's population is ageing and there is a general decline in club memberships of seniors groups, which is likely to increase as the "baby boomer" generation continues to retire from the workforce. It is also apparent that the leisure and social activity needs of this new emerging generation of retirees is often different from its predecessors.

It is therefore important to plan for an ageing population to meet these changing needs while still addressing current issues. In a broader context, this will be achieved by the City's Community Consultation and Needs Analysis which will give a broad overview of the needs of the community and the perceived gaps in available services.

It is considered that the Seniors Master Plan - Leisure and Social Activity Needs prepared by Jill Powell and Associates provides a blueprint through the associated Action Plan that the City should implement to meet the leisure and social activity needs of seniors.

It is recommended that Council notes the Seniors Master Plan - Leisure and Social Activity Needs and endorse the associated Action Plan.

BACKGROUND

The City has been providing recreational venues for older people for numerous years and supports a range of senior citizens clubs, leisure and social activities. Recently, it has taken a proactive role in the development of responsive urban environments through the precinct planning process, supporting the vitality and vibrancy of local communities.

Following requests from a number of seniors groups for the extension of existing facilities, or the development of new facilities, it was considered that a Seniors Master Plan - Leisure and Social Activity Needs should be developed to provide a blue print for the provision of leisure and social services as well as facility development for seniors in the City.

Jill Powell and Associates were subsequently commissioned to develop the Master Plan. Jill Powell and Associates are consultants in the field of Sport and Recreation Planning and Management and have extensive experience in the leisure field working with a wide range of age groups. Copies of the Seniors Master Plan - Leisure and Social Activity Needs are available on request.

As part of the background research, the following key findings from the consultants' report should be noted as they place the study in context in relation to current trends and what is expected to occur in the future.

- 13.9% of the population of the City is over 55 years of age;
- Overall, the City has a large “baby boomer” community (age 40 to 54 years), 26.2% of the population is in the 40-55 years age group which is 5.5% higher than the Perth Metropolitan area and has implications for the City to ensure that this portion of the community are catered for;
- Baby Boomers will live longer and will be healthier during retirement;
- Close to half (49%) Baby Boomers say they expect to devote more time to community service or volunteer activities during retirement;
- More than seven in ten Baby Boomers (73%) say they expect to have a hobby or special interest that they will dedicate a lot of time to when they are retired;
- Participation statistics indicate that active participation declines with age and thus the provision of active sporting facilities could result in an over supply in relation to the community's need;
- There is a shift in participation from “organised sport” to “convenience participation” as evidenced in the multi use centres and health clubs which offer a diverse range of services and greater access. Coupled with the change in work patterns, the provision of sport and recreation opportunities needs to reflect these community use patterns;
- Social Activity setting and relationships influence the health of older people. Older people who have a high degree of involvement with others and have economic security are more likely to be part of a support network and be able to live independently. Only 7% of older people live in residential care facilities; and
- The community in general has increased their awareness of the benefits of physical activity and as such, greater numbers are cycling and walking independent of the formal club or organisation. This leads to an increased demand for “safe” spaces for these activities.

DETAILS

The Seniors Master Plan - Leisure and Social Activity Needs has been developed by the consultants from a broad programme of community consultation with key stakeholders to identify older persons' sporting, leisure and social needs and aspirations in the context of facility provision.

Community Consultation

The community was consulted by Jill Powell and Associates using a range of methods including surveys distributed at leisure and community centres, retirement villages and hostels, clubs and associations, a shopping centre survey and an advertisement in the local paper calling for submissions.

SURVEY RESULTS

400 surveys were given out and 74 were returned; this constitutes an 18.5% response rate.

Level of Activity

From the response to a question regarding how frequently respondents participated in leisure or social activities, it was apparent that the respondents are fairly active with 21 saying they took part daily, 44 1-3 times a week and only 1 saying none (and this person said this was only because they had a broken wrist at the time).

Participation levels

The following were the most popular activities amongst seniors who responded to the survey.

Type	Number
Outdoor Active	7
Indoor Active	47
Outdoor Informal	54
Indoor Aquatic	38
Outdoor Aquatic	13

The most popular outdoor activity was golf (5) with tennis and bowls (1).

Gym (11), various keep fit classes (8), Prime Movers (6), aerobics (6), carpet bowls (5) and dancing (4) are the most popular indoor activities.

Walking is the most popular informal pastime with 49 participants, followed by cycling (4) and picnicking (2).

28 respondents indicated that they took part in aquarobics regularly, with 10 of these at Craigie Leisure Centre, and 12 swam regularly.

Outdoor aquatic activities were swimming (5) and fishing (4).

Home-based activities comprised mainly of reading (43), watching TV (43), gardening (15) and BBQ's (15). Various handcrafts and crosswords were also popular.

Voluntary work was the main 'other' activity (10) with various arts and crafts (8) and mah-jong (4) next.

Need for Additional Leisure Facilities

In relation to a question whether there was a need for additional leisure or social facilities in the area, 35 respondents replied 'No' and 31 said 'Yes'.

Those who said yes were asked to list the facilities they thought were needed and these are given below:

- Storage facilities at sports centres that are not specifically designed for seniors
- More access to dog friendly areas eg coastal path between Beaumaris and Burns Beach
- Restaurants, seniors club with pool and billiard facilities in Joondalup North
- Exercise facilities in heated swimming pool
- Coffee/light lunch places when shopping
- A good public library (Warwick)
- Warwick Leisure Centre dedicated especially for people over 60 years
- More picnic facilities
- More advertising of what and where to go to do things of interest in local paper
- More social places
- Microwave in Duncraig Senior Citizens for social events
- More transport needed

Relative importance of various aspects of participating in leisure and social activities

The most important aspect to the least important aspects were as follows as ranked on a scale.

1. Cost (11.8)
2. To meet new people/develop friendships (11.5)
3. Safety/security (11.1)
3. Type of activity (11.1)
5. Accessibility (11.0)
6. Time of activity (10.1)
7. Something to do (9.6)
8. Advertising
9. Exclusive seniors use of facility (8.0)
10. Public transport (7.3)

Participation in specific programmes, activities, hobbies or skills

There was a large range of activities respondents wished to participate in with the main ones being:

- Various arts and crafts
- Computer/internet Skills
- Singing
- Drama
- Walking groups
- Dancing

Others mentioned were:

- Active sports including badminton, tennis, swimming, lawn bowls and archery
- Other activities including yoga, tai chi, aerobics, activity groups (eg Young at Heart)
- Exciting different activities like GOLD at reasonable prices
- Limited exercises for senior men, keep fit rather than bodybuilding
- Card games, mah-jong and book club

Social activities included:

- Bus trips
- Picnics
- Social evenings
- Social groups for over 50's
- Discussion groups
- Theatre bus so don't have fear of night travelling
- More outings and social functions for the 50-60 age group

Preferred time to participate in leisure/social activities

The majority of respondents indicated that they would like their activities in the mornings, Monday to Friday and very few wanted anything after 4pm.

Preparedness to pay fees and charges

Respondents were asked if they were prepared to pay user fees to meet the costs of any new facilities or programmes. To this 42 said they would, 12 said no and 6 said it would depend on the cost. Of the 42 who said yes, many stressed that the fees would have to be reasonable.

CLUB SURVEY

A mail survey was sent to all seniors clubs, association and groups within the City of Joondalup asking them about membership, facilities, future plans and any current issues. Of the total of 80 surveys sent out, 33 were received.

13 clubs experienced a small growth in membership this year from the previous year. No clubs showed a substantial increase. The remainder either experienced a small decline or were static. Projected memberships were mostly small increases or none at all. A few clubs indicated that they thought they would have a substantial increase and these were:

- Duncraig Senior Citizens Club
- Beaumaris Bowling Club
- Greenwood Yoga Centre
- North Coast Marine Modellers

SUBMISSIONS

Three submissions were received from two members of the public and a staff member at a retirement village.

Facility Inventory and Assessment

Site inspections of all facilities within the City including private facilities (Retirement Homes/Nursing homes) and commercial leisure providers, were completed that revealed the following issues:

- The large number of facilities
- There is a duplication of facilities between government and private facilities
- Lack of accessibility
- Exclusivity or age specific facilities appears to breed segregation/isolation
- Costs to participate
- Inappropriate location in terms of need
- Poor acoustics in multi use facilities
- Lack of storage facilities in multi use facilities
- Remote locations

Jill Powell and Associates have concluded that, in general terms, the City has sufficient facilities to cater for the current needs and the expected future demands (not counting the private facilities) and that there are no identified “gaps in provision”. A number of existing facilities are under utilised and some existing facilities require modifications to cater for improved utilisation. These issues are discussed below.

ACOUSTICS

Jill Powell and Associates considered that a number of facilities are not conducive to multi use by the older population due to the hearing difficulties of some of the older population. The multi use of facilities requires that the various functional areas within a centre are utilised by a range of groups and activities.

The lack of suitable acoustics or soundproofing of the more active areas has been identified by the consultants as causing problems for the more passive activities.

STORAGE

Jill Powell and Associates have identified that there is a lack of suitable storage space at the City’s facilities which cause difficulties for the older users in that equipment needs to be removed on a booking-by-booking basis. The distance to car parks from facilities may be physically restrictive to the less able community, either aged or disabled.

Jill Powell and Associates note that it could well be that sufficient storage is provided but access to the area is not controlled and thus groups perceive that their equipment is not secure and are reticent to use the storage space available.

Jill Powell and Associates considered that with the need to better utilise existing facilities, due to the increasing demands being placed on them, it is vital to ensure that existing facilities are more useable, rather than constructing more facilities.

HAIRDRESSING

The City currently provides space for the services of a commercial hairdresser to provide hairdressing for its senior population. Whilst believing that this service is warranted, Jill Powell and Associates contend that the “free use” of Council facilities for the purpose of conducting a commercial venture is difficult to support.

Jill Powell and Associates recommend that this service should not be removed, rather, to ensure that Council is seen to fulfil its fiscal responsibilities, that this service be tendered and the City gain a financial return from the use of its resources.

LAND HOLDING AT RAILWAY STATION, JOONDALUP

Jill Powell and Associates assessed the proposal that the City develop a facility adjacent to the railway station. The consultants considered, that while the location provides good access, it had become evident during this study that the City does not lack in the number of facilities and no gaps in provision of need had been identified.

The consultants also noted that a number of new retirement villages have developed significant leisure facilities as part of their overall development and as a marketing exercise. A number of villages provide swimming pools, bowling greens, gymnasiums and meeting spaces. All of these villages are aimed at providing for the whole needs of its residents on site and therefore there is no expectation from their residents for the local authority to provide these facilities.

Jill Powell and Associates consider that the needs of the future generation of “baby boomers” will impact on the City (26.2% of the population are contained within the 40-54 years age group). This group's needs and expectations vary significantly from the existing aged population. In general terms, the consultants identified that they will be fitter and more active, more educated, more discerning, placing demands on providers for “top class” programmes and have a higher expectation for excellent facilities.

Should it be determined in the future that a centralised facility is required, the consultants recommend that it should not be designed for just the older community. It would be of greater use if the facility was developed for the whole community as the preferred time of use by the older community (predominantly Monday – Friday mornings) would not conflict with the peak times of use of the rest of the community who would prefer Monday to Friday evenings and weekends.

PASSIVE FACILITIES

Jill Powell and Associates assessment of current trends and participation rates indicates that pressures will be placed on the Council over the next ten years in this area. The demography of the population, coupled with the development of smaller blocks for residential use, has led to an increase in demand to provide leisure spaces, which in effect replace the back yard.

The provision of additional “passive” facilities needs to take into account adequate shade, safety of use, and safe access. The consultants recommend that consideration be given to the placement of additional passive recreation facilities in the form of:

- Multi-use paths (providing a pedestrian and cycling link throughout the City);
- Seating and picnic facilities;
- Pedestrian lighting;
- Security lighting.

The consultants conclude that the need to cater for the increasing demand of the public's “passive” use of facilities is evident in all recent trend analysis and, whilst it will result in capital expenditure to provide facilities, it will also lead to better use of existing resources and assets.

BUSES

Jill Powell and Associates note that the need to provide transport to the City's facilities, particularly seniors centres, leisure centres, libraries and shopping centres is acknowledged by the older population as a vital component in allowing seniors to access community facilities and address the common issue of increasing isolation within the target group.

Whilst members of the "younger" seniors group are mobile due to their ability to drive, diminishing health problems restrict their driving ability and thus the issue of access will be a constant.

The consultants suggest that the type of buses purchased should also have the capacity to carry wheelchairs and walking aids.

The consultants have also noted that the City currently facilitates the Whitfords Recreation and Ratepayer Association in the purchase of its bus but has no input into its use or management. Jill Powell and Associates have recommended that an assessment be made of the level of management or use requirements needed to ensure a larger clientele can access the bus.

OTHER ISSUES

Through the community consultation process, a number of other issues were identified as follows:

Seniors Leisure Policy

Jill Powell and Associates have noted a review of current policies and the community consultation has revealed some inconsistency in facility provision standards and utilisation arrangement, which should be addressed to ensure equity in provision.

The consultants contend that the absence of a specific Seniors Leisure Policy has led to a lack of understanding among the public regarding their responsibilities and the City's responsibilities and propose that a senior's leisure policy is developed.

Fees and Charges

The City currently has a wide range of fees and charges, some of which the consultants considered were inconsistent, and lead to confusion and disquiet amongst participants. The City charges no fees for facilities hired by, or used by seniors, although the direct costs for programmes organised by the City are levied.

Jill Powell and Associates identified that there are some difficulties with the existing system such as the policing and determination of what constitutes a senior (there are various definitions ranging from over 50 to over 65 years). Also there are some inconsistencies in the levying of a charge where seniors are charged for the use of Craigie Leisure Centre but not at other centres within the City.

Jill Powell and Associates propose that a Seniors Fees and Charges Policy be developed and published to show quite clearly the reasoning behind the setting of these figures.

Seniors Programmes

The consultants noted that all sport, culture and recreation activities - including concerts, heritage festivals, seniors' bowling leagues, and activities at the local seniors centre - help seniors maintain their sense of independence, and a higher quality of life than they might otherwise enjoy. Seniors are only one segment of our society who benefit from active participation in sport, culture, and recreation.

Participation in recreation activities can assist older adults who feel a need to have some structure put on their time. Retired people, especially those who are accustomed to having to be in a certain place at a set time, may find that commitments on their time, through involvement in recreation activities, help ease the transition from work to retirement.

Organised recreation activities can also help older adults in making and maintaining social contacts. These may be especially important for newcomers to a community, or those who are lonely. The people they meet in recreational activities can provide the human contact essential for good mental health.

Participation in both structured and unstructured recreation can also promote a sense of competence as people discover new skills or reactivate dormant ones.

Traditionally, programmes for seniors have been limited to bowls, bingo and walking. Programmers need to ensure that they do not limit recreation activities to the traditional activities but explore alternative opportunities and activities. It must be remembered that although the population is ageing they are also fitter and more active than previous years.

Jill Powell and Associates believe that the City should play a key role in the dissemination of information to people involved in the development of services and activities, as well as the piloting of a number of alternative programmes with a view to "handing over" to the community once established. The community should determine the ongoing success of any programme.

Older adults, by virtue of the variety of their life experiences, are among the most varied groups in society and as such seniors programmes need to reflect this variety.

Volunteers

Jill Powell and Associates have identified that nearly one quarter of volunteers in WA are aged 55 years or more. The City currently has an untapped resource in its senior population that could be better coordinated to provide services and support by volunteering.

Volunteering WA provides for all seniors who wish to volunteer via the programme Retired and Senior Volunteer Program (RSVP) and, rather than duplicate this service, the consultants recommend that the City consider developing a partnership with Volunteering WA with the aim of coordinating the volunteer resources within the City for a range of projects and programmes.

Universal Design Principles

The Office of Seniors Interest has published seven principles for Universal Design that Jill Powell and Associates recommend should be incorporated into the City's design guidelines to

ensure that the needs of its older population are accounted for. These Principles are as follows:

“These Principles of Design address only universally usable design and it should be noted that the practice of design involves more than consideration for usability. Designers must also incorporate other considerations such as economic, engineering, cultural, gender and environmental concerns in their design processes.

Principle one: Equitable use

The design is useful and marketable to people with different abilities.

Principle two: Flexibility in use

The design accommodates a wide range of individual preferences and abilities.

Principle three: Simple and Intuitive use

Use of the design is easy to understand, regardless of the user's experience, knowledge, language skills, or current concentration level.

Principle four: Perceptible information

The design communicates necessary information effectively to the user, regardless of ambient conditions or the user's sensory abilities.

Principle five: Tolerance for error

The design minimises hazards and the adverse consequences of accidental or unintended actions.

Principle six: Low physical effort

The design can be used efficiently and comfortably and with a minimum of fatigue.

Principle seven: Size and space for approach and use

Appropriate size and space is provided for approach, reach, manipulation and use regardless of user's body size, posture or mobility.”

COMMENT/FUNDING

Action Plan

An Action Plan to implement the Seniors Master Plan - Leisure and Social Activity Needs and the issues noted has been developed by Jill Powell and Associates (Attachment One refers).

The key features of the Action Plan are as follows:

- 1 Develop a Seniors Leisure Policy;
- 2 Review the City's Seniors Fees and Charges practices;
- 3 Tender hairdressing services operating out of the City's seniors facilities;
- 4 Conduct an acoustic analysis of the City's multi purpose facilities with a view to fund any improvements and modifications in the 2001/02 and 2002/03 financial years;
- 5 Develop a standard for storage for seniors and review existing facilities with a view to fund any modifications in the 2001/02 and 2002/03 financial years;
- 6 Continue development of passive facilities throughout the City;
- 7 Conduct a review of the Community Bus system;
- 8 Incorporate principles of Universal Design in Precinct Action Planning Programme;
- 9 Develop a partnership with Volunteers Australia; and
- 10 Develop information sheets for seniors leisure activity organisers.

The most significant of these that will have an immediate impact on the successful conduct of seniors leisure and social activities is the acoustic analysis and the storage assessment. These will be actioned early in the next financial year using the funds of \$102,500 listed in the draft 2001/02 budget for capital improvements for seniors facilities.

The Action Plan lists a requirement in the next financial year of \$27,500. These items have been listed with funds of \$17,500 as a new initiative and \$102,500 for capital works in the 2001/02 budget as follows:

Acoustic Analysis	\$10,000
Community Consultation - Seniors Leisure Policy	\$2,000
Review Seniors Fees and Charges	\$2,000
Tender Hairdressing	\$2,000
Develop storage standards	\$2,000
Seniors Consultation (Ongoing)	\$2,000
Partnership - Volunteers WA	\$5,000
Programming Information Sheets	\$2,500

Following the acoustic analysis and assessment of the storage requirements, it is proposed the remaining funds listed in the draft 2001/02 budget for capital improvements be utilised to implement the outcomes of these investigations.

These actions arising from the Seniors Master Plan - Leisure and Social Activity Needs will facilitate and enhance the capacity of existing seniors groups to successfully conduct their activities and help position the City to ensure that future leisure and social needs of seniors can be met.

Facility Development Proposals

A number of seniors groups have requested the extension of existing facilities or the development of new facilities. These requests include the following:

- Extension to Beaumaris Community Hall;
- Extension to Whitfords Senior Citizens Centre; and
- Development of a new seniors facility in Joondalup.

There has been discussion with the management of Whitfords City Shopping Centre concerning the possibility of relocating the Seniors Centre within the Shopping Centre. This proposal is currently at a very early stage and will need to be explored further in light of the findings of the Seniors Master Plan - Leisure and Social Activity Needs report.

Preliminary assessment criteria have been developed by Jill Powell and Associates, to be used in conjunction with the existing formal facilities assessment process, to assess these and any other requests that are received (Attachment Two refers). These projects will be assessed in light of the outcomes of the Seniors Master Plan - Leisure and Social Activity Needs to determine whether funds should be listed to progress these requests in the 2002/03 financial year.

The preliminary assessment criteria will help determine the need for any particular project. The criteria takes into account the need for the City to proactively identify "gaps" in provision, demography and utilisation trends (such as the decline in club membership), as well as assessment of the community group, where one exists.

It is proposed that the Preliminary Assessment Criteria for the development of Seniors Facilities be adopted as the basis against which all requests for Council assistance in the development or redevelopment of facilities be determined prior to progressing to the formal assessment process contained within the "Application for Financial Support For The Construction or Upgrade of Community Facilities".

This will ensure that any projects that are developed will conform to the broad strategic directions of the City.

It is considered that the Seniors Master Plan - Leisure and Social Activity Needs highlights the importance to the City of the need to consider to plan for an ageing population. It also has demonstrated that the City has sufficient facilities to meet current and future needs but some of the facilities will need to be fine tuned to better meet the needs of the community.

It is recommended that Council notes the Seniors Master Plan - Leisure and Social Activity Needs and endorses the associated Action Plan.

RECOMMENDATION

That Council:

- 1 NOTES the findings of the Seniors Master Plan - Leisure and Social Activity Needs report prepared by Jill Powell and Associates;**
- 2 ENDORSES the Seniors Leisure and Social Needs Action Plan listed as Attachment One to Report CJ204-06/01;**
- 3 ADOPTS the Preliminary Assessment Criteria for the development of Seniors Facilities, as outlined in Attachment Two to Report CJ204-06/01, as the basis against which all requests for Council assistance in the development or redevelopment of Seniors facilities be determined prior to progressing to the formal assessment process contained within the "Application for Financial Support For The Construction or Upgrade of Community Facilities";**

- 4 **NOTES \$102,500 has been listed in the draft 2001/02 budget for capital works in seniors facilities in the City and \$17,500 as a new initiative to implement the Seniors Master Plan - Leisure and Social Activity Needs;**
- 5 **NOTES that the proposed capital works projects listed in this report will be assessed against the Preliminary Assessment Criteria for the development of Seniors Facilities once further information is obtained from the groups seeking the development of the projects.**

Appendix 11 refers

To access this attachment on electronic document, click here: [Attach11brf190601.pdf](#)

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CJ205 - 06/01 CITY OF WANNEROO REQUEST TO EXTEND LIBRARIES SERVICE LEVEL AGREEMENT - [48118]

WARD - All

CJ010619_BRF.DOC:ITEM 18

SUMMARY

Nine of the thirteen services provided by the City of Joondalup to the City of Wanneroo under the City of Joondalup and City of Wanneroo Service Level Agreement relating to Library Services, 1999 are due to terminate on 30 June 2001.

A request has been received from the City of Wanneroo for the continued provision of these services for a further 3 months. This report recommends that Council agrees to the City of Wanneroo request on a monthly pay-as-you-go-basis and notes that minor amendments will be required to the continuing five year service part of the Agreement related to the automated library management system.

BACKGROUND

At the meeting of Council on 23 November 1999 the Joint Commissioners adopted recommendations contained in report CJ411-11/99. The subsequent Service Level Agreement was signed in December 1999. The Agreement allowed for the City to provide select administrative support functions to the City of Wanneroo in order to maintain existing levels of customer service, economies of scale and administrative efficiencies.

Thirteen services are detailed in the Agreement. The first four services relate to the automated library management system and have a five year contract period. The contract for the remainder of the services is scheduled to terminate on 30 June this year. These include:

- mail handling
- stationery and printing
- relief staff
- member accounts for lost and damaged stock
- courier service
- local history programme
- Books on Wheels
- Children's Library Service regional programmes
- Stock processing

DETAILS

The two cities have for some months been working toward the smooth transition of terminating services to the City of Wanneroo. During discussions, the need to make some minor amendments to the wording of the continuing 5 year services Agreement in relation to

the provision of the automated library management system was identified. It also became apparent that Wanneroo's ability to undertake the relevant processes is dependent upon that Council's 2001/02 budget outcomes and the subsequent establishment of the necessary infrastructure. The City of Wanneroo has therefore forwarded a written request to the City of Joondalup that those services which are due to cease at the end of June 2001, be extended for a further three months.

The standard monthly charge for the terminating services is \$11,023.20. This excludes GST and the variable consumption components. It should be noted that, under the terms of the Commissioners' determination, this is essentially a recoup of costs and not a for profit agreement.

COMMENTS

It is considered to be in the interests of the City to ensure the City of Wanneroo library services are in place appropriately. It is therefore recommended that the City agrees to provide the specified services for a further three months under the same conditions of the current Agreement but on a monthly pay-as-you-go-basis.

RECOMMENDATION

That Council:

- 1 APPROVES the continued provision until 30 September 2001 of those services as listed in Report CJ411-11/99 which are due to terminate on 30 June 2001 on a monthly pay-as-you-go-basis;**
- 2 NOTES that minor amendments will be required to the 5 year City of Joondalup and City of Wanneroo Service Level Agreement relating to Library Services, 1999 for the provision of an automated library management system.**

**CJ206 - 06/01 CONTRACT EXTENSION - 042-99/00 JOONDALUP
CITY CENTRE STREET LIGHTING MAINTENANCE
- [47035]**

WARD - All

CJ010619_BRF.DOC:ITEM 19

SUMMARY

Contract No 042-99/00 was approved at the Council meeting on 27 July 1999. This contract forms part of the City of Joondalup's contracts and, in accordance with the Special Conditions of Contract Clause 1 Contract Period, the City has negotiated an appropriate extension with the current contractor. Specific materials items have increased but all labour and general items remain unchanged.

BACKGROUND

Contractor, High Speed Electrics Pty Ltd, has indicated it has no objection to extending the contract. The contract allows for an extension for 12 months, from 1 August 2001 to 31 July 2002. High Speed Electrics Pty Ltd has submitted information supporting a request for a price variation, in accordance with contract conditions. Clarification and justification of the variation is as follows:-

- 1 Accent Lighting the sole manufacturer of Joondalup style luminaries has been bought out by Moon Lighting and has discontinued all Joondalup style luminaires.
- 2 High Speed Electrics Pty Ltd has sourced a new supplier/manufacturer. This manufacturer now charges in excess of the original price. High Speed Electrics Pty Ltd has held this increase up to the end of this contract period and expresses it's inability to do so beyond 31 July 2001.
- 3 The poles are now made in Western Australia. These poles have had a price increase in materials and painting. Some of this is due to the increase in fuel costs.
- 4 Transport has had an increase in price. This includes Police escorts, private escorts, crane and truck hire.
- 5 The overall CPI for the last 12 months has been 5.9%.

High Speed Electrics Pty Ltd also points out that all other prices have remained the same, including labour, lamps and general materials (refer Attachment 1 Schedule of Rates).

DETAILS

High Speed Electrics Pty Ltd has successfully undertaken the electrical maintenance within the City Centre following transfer from Landcorp to the City of Joondalup. The contract requires the contractor to inspect all lighting quarterly and provide information regarding upgrades and performance of luminaries and electrical components.

1. Any faults identified are reported to Operations Services for a purchase order prior to initiation of repairs.

The City Centre lighting design is in accordance with the original design principles initiated by the Joondalup Development Corporation and accepted by the City of Joondalup. It is important that the contractor be fully aware of the principles and adhere to the specifications when initiating any maintenance for aesthetic appeal and consistency and at the same time for the City to obtain value for money.

Poles were formerly supplied from Queensland and the availability in Western Australia is a significant benefit. Currently, six poles are retained to ensure continuity of supply for new developments.

Changes to the luminary supplier have necessitated a review of availability and suitability of locally sourced luminaries. Accent lighting was the major supplier for feature lighting in various locations within the City.

Provision of comparison costing for similar design lighting as installed within the City Centre is difficult because of unique design and sole supplier. The scale of design has not been repeated within any other metropolitan locality. Infrastructure Management has six feature design lighting that developers can consider for enhancement within a sub-division. Costs for these are below the lighting design for the City Centre.

Reviewing the revised price schedule as attached, the City will still be in an advantageous position to have an overall balance on the costing as the increase is only to a limited number of components.

COMMENT/FUNDING

Extension of this contract is recommended as the price increases relate to a percentage of materials only. The labour rates and authorised repair work rates remain the same. Cost increases listed for materials will remain constant irrespective of the contractor involved.

Funding is available via the annual maintenance budget for Joondalup City Centre works.

RECOMMENDATION**That Council:**

- 1 AUTHORISES the extension of Contract 042-99/00 Joondalup City Centre Street Lighting Maintenance with High Speed Electrics Pty Ltd, for a period of 12 months from 1 August 2001 to 31 July 2002, in accordance with the price schedule accepted by Council for 2000/2001 and the application of 10% GST;**
- 2 APPROVES the Contract Schedule of Rates variation submitted by High Speed Electrics Pty Ltd;**
- 3 AUTHORISES the signing of the contract extension documents.**

Appendix 12 refers

To access this attachment on electronic document, click here: [Attach12brf190601.pdf](#)

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CJ207 - 06/01 CONTRACT EXTENSIONS – 060-99/00 SUPPLY OF GRAFFITI CONTROL SERVICES TO COUNCIL BUILDINGS - [33957] 109-99/00 SUPPLY OF DRAINAGE GULLY MAINTENANCE CLEANING - [47910] AND 010-99/00 SUPPLY & DELIVERY OF BRICK PAVERS WITHIN THE CITY - [38614]

WARD - All

CJ010619_BRF.DOC:ITEM 20

SUMMARY

Contract No 109-99/00 Supply of Drainage Gully Maintenance Cleaning was approved at the Council meeting on 22 August 2000, for the period 1 July 2000 to 30 June 2001.

Contract No 060-99/00 Supply of Graffiti Control Services to Council Buildings was approved at the Council meeting on 7 December 1999, for the period 15 December 1999 to 30 June 2001.

Contract No 010-99/00 Supply & Delivery of Brick Pavers within the City was approved at the Council meeting on 13 June 2000, for the period 1 September 2000 to 31 August 2001.

The above contracts form part of the City of Joondalup's Operations Services contracts and, in accordance with the General Conditions of Contract. This report recommends an appropriate extension of the three contracts.

DETAILS

CONTRACT 109-99/00 Drainage, Gully Maintenance Cleaning

Contractor, Clean Sweep, has indicated it has no objection to extending the contract and, in view of the satisfactory performance experienced from it, the recommendation is to extend Contract No 109-99/00 Drainage Gully Maintenance Cleaning for 12 months, from 1 September 2001 to 31 August 2002. Clean Sweep advises that rates will remain the same as per the current contract, plus CPI Perth increases. Cost comparisons with other local authorities are shown below:-

City of Swan - \$21	Standard depth gully, includes tipping fee.
City of Wanneroo - \$24	Standard depth gully, includes tipping fee.
City of Joondalup - \$17	Standard depth gully, excludes tipping fee. Operations Services provide various locations where material is stockpiled and removed in bulk, to reduce transport costs.

See Attachment 1 Schedule of Rates.

Gully educting has undertaken to ensure Council's drainage system is clear of sand and silt prior to the winter season.

Clean Sweep currently undertakes the major portion of gully educting on behalf of the metro Councils. The tender evaluation process noted the limited commercial options available, due to the high capital costs for plant and specialised works involved. The contract requires the contractor to clean 50% of all gullies within the Council's geographical area annually. The actual number of gullies within a specific area is not defined within the contract. The contractor is required to daily record, inspections, gully locations and works undertaken. This information is forwarded to the City for upgrading of asset information and maintenance monitoring. Work areas are altered to ensure areas experiencing drainage problems are given priority. The CPI increase requested is accepted as fair and reasonable given the type of specialised works involved.

CONTRACT 060-99/00 Supply of Graffiti Control Services to Council Buildings

Contractor, Dalecoast Pty Ltd, has indicated it has no objection to extending the contract and, in view of the satisfactory performance experienced from it, the recommendation is to extend Contract No 060-99/00 Supply of Graffiti Control Services to Council Buildings for 12 months, from 1 July 2001 to 30 June 2002.

All rates remain as per the original contract prices, with the application of 10% GST, for Contract Number 060-99/00.

The contract for supply of Graffiti Control Services to Council Buildings is a fixed term contract for the supply of specialist building maintenance services to augment the in-house Operations Services maintenance team. From a public tender, Dalecoast Pty Ltd won the contract that commenced in December 1999. The 18 ½ month term to 30 June 2001 was to bring the contract in line with Councils financial reporting year.

Tender was submitted by four companies and Dalecoast Pty Ltd, formerly known as Graffiti Systems Australia was awarded the contract (CJ429-12/99).

Dalecoast Pty Ltd is based in Welshpool and the services provided have complied with the Scope of Works. The following areas are particularly of importance for Council to judge performance:

Item 1.2: Protection of People and Property. Clause 1.2.3.1 Occupational Safety & Health.

This item requires the Contractor to comply fully with all regulations and the City of Joondalup Workplace Safety Guidelines.

There is no recorded incidence of failure by the Contractor.

Item 1.3: Contracting Response Time. Clause 1.3.1.1 Programmed works, normal time works, outside hours works and emergency works.

The Contractor has undertaken works as requested by Council in accordance with the designated procedures. A detailed compliance schedule identifies the Contractor's obligations, and the Contractor has fully complied with this requirement.

Benchmarking the costing submitted by Dalecoast and other tenderers the current Contractor's price was highly competitive.

CONTRACT 010-99/00 Supply and Delivery of Brick Pavers

Contractor, Bristile Operations Pty Ltd, has indicated it has no objection to extending the contract and, in view of the satisfactory performance experienced from it, the recommendation is to extend Contract No 010-99/00 Supply and Delivery of Brick Pavers within the City for 12 months, from 1 September 2001 to 31 August 2002.

This contract is a basic supply contract. Bristile Operations Pty Ltd trading as Metro Bricks are issued with a purchase order following determination of the required bricks by Council officers. Operations Services currently use 2 basic bricks, Joondalup Red for the City Centre and Stewarts for general traffic island usage. Due to the design specifications adopted for the City Centre, supply is restricted to a sole supplier for Joondalup Red. Brick size variation between suppliers impacts on the supply options when undertaking repairs or modifications to existing paved areas. The prices submitted are in accordance with the submissions.

See Attachment 2 – Schedule of Rates

RECOMMENDATION

That Council:

- 1 AUTHORISES the extension of Contract 060-99/00 Supply of Graffiti Control Services to Council Buildings with Dalecoast Pty Ltd, for a period of 12 months from 1 July 2001 to 30 June 2002, in accordance with the price schedule accepted by Council for 2000/2001 and the application of 10% GST;**
- 2 AUTHORISES the extension of Contract 109-99/00 Drainage Gully Maintenance Cleaning with Clean Sweep, for a period of 12 months from 1 September 2001 to 31 August 2002, in accordance with the price schedule accepted by Council for 2000/2001 and the application of 10% GST;**
- 3 AUTHORISES the extension of Contract 010-99/00 Supply & Delivery of Brick Pavers Within the City with Bristile Operations Pty Ltd, for a period of 12 months from 1 September 2001 to 31 August 2002, in accordance with the price schedule accepted by Council for 2000/2001 and the application of 10% GST;**
- 4 APPROVES the Contract Schedule of Rates variation of the CPI increase amount submitted by Clean Sweep;**
- 5 AUTHORISES the signing of the contract extension documents.**

Appendix 13 refers

To access this attachment on electronic document, click here: [Attach13brf190601.pdf](#)

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**CJ208 - 06/01 FOOTPATH CONSTRUCTION - BERNEDALE WAY,
DUNCRAIG - [09646]****WARD - South Coastal**

CJ010619_BRF.DOC:ITEM 21

SUMMARY

A 46-signature petition has been received from 32 properties in Bernedale Way objecting to the construction of a footpath within Bernedale Way, from Poynter Drive to Nicholli Street, Duncraig. In view of the opposition to this project, it is proposed that the footpath construction be deferred pending a survey on pedestrian usage in Bernedale Way.

BACKGROUND

The City received a request from Ms Katie Hodson-Thomas, Member for Carine dated 3 September 1999 on behalf of a local resident, requesting the construction of footpaths within Duncraig, in particular Dava Street and Bernedale Way.

The proposal was considered warranted and funds totalling \$2,100 and \$25,200 were budgeted in the 2000/01 Capital Works Program for the construction of footpaths in Dava Street and Bernedale Way respectively.

A 46 signature petition representing 32 properties in Bernedale Way was received on 4 April 2001 objecting to the construction of the footpath in Bernedale Way on the basis that pedestrian traffic is minimal through the street.

The petition also raised concern in relation to the speed of vehicles within the street and the possibility of installing traffic treatments through Bernedale Way. A traffic survey was undertaken in 1991 which indicated that on average 591 to 968 vehicles utilise Bernedale Way per day. A comparative survey was undertaken in May 2001 which indicated that the traffic volumes have remained relatively unchanged with figures of between 802 and 1029 vehicles per day.

The location of the proposed footpath and the properties that have objected to the construction of the footpath are highlighted in Attachment 1.

DETAILS

A 46-signature petition has been received from 32 properties in Bernedale Way objecting to the construction of a footpath from Poynter Drive to Nicholli Street. Whilst the basis of the petition has not particularly expressed the concerns of the residents, it would appear that the residents have concerns in relation to the disturbance to verge treatments. Furthermore the petitioners requested the City to investigate the installation of traffic treatments to slow the speed of vehicles down using Bernedale Way.

Council approved \$25,200 for the construction of a footpath in Bernedale Way as part of the 2000/01 Capital Works Program.

The footpath listed for construction within Bernedale Way is proposed to be 1.5 metres in width and constructed on the back of the kerb on the northern side (odd number side) of the road. The positioning of the footpath on the back of the kerb will minimise the disturbance to reticulation and verge treatments of adjoining properties.

The City has recently completed the construction of a similar footpath in Dava Street which is a connecting road between Warwick Road and Bernedale Way.

The recently released "Liveable Neighbourhoods" publication developed by the Western Australian Planning Commission highlights the need for footpaths to be constructed on both sides of the street for arterial routes, access streets and neighbourhood connector streets. However, footpaths may be omitted from one side of the street where:

1. There is no development fronting that part or side of the street; or
2. Topography or vegetation precludes provision; or
3. Vehicle speeds are very low, and future traffic volumes will be less than 1,000 vehicles per day.

The "Liveable Neighbourhoods" publication also highlights that in streets where future traffic volumes will be less than 300 vehicles per day, footpaths may be omitted where:

- Use of the road is considered safe and comfortable for pedestrian use, including people with disabilities;
- The street does not connect or contain land uses which generate high levels of pedestrian activity.

Bernedale Way abuts Greenlaw Park and connects to other pedestrian facilities through footpaths and pedestrian accessways within the area and is considered to be a street which would generate reasonably high levels of pedestrian activity.

The request to install traffic treatments to slow traffic in Bernedale Way was investigated by Officers in May 2001. An analysis of the traffic data obtained during that time, has shown that whilst some incidences of excessive vehicle speed have been recorded, the majority of motorists travel in accordance with the low speed, local road environment.

This is supported by the 85th percentile speed of vehicles being recorded at four separate locations ranging between 43km/h and 61 km/h. The 85th percentile speed is the speed at or below which 85 percent of vehicles are travelling.

COMMENT

Whilst the construction of the footpath in Bernedale Way is considered warranted to complement the footpath network within the immediate area, and to provide a safe passage for pedestrians, main roads and nearby shopping/medical centres, no recent detailed investigation has been undertaken in relation to pedestrian usage.

The construction of the footpath will ensure that there is no conflict between pedestrians and the vehicles that utilise this road on a daily basis. There are 70 properties that adjoin Bernedale Way and of the 32 properties that have objected to the construction of the footpath, 18 properties will be directly affected by the construction of the path, as it will be constructed on that side of the road.

The proposed footpath is 1.5m in width and located behind the kerb which will reduce the disturbance to the verge areas of adjoining properties and reticulation.

Preliminary investigations of the concerns relating to vehicle speed suggest that while isolated incidences of excessive vehicle speed and antisocial driver behaviour may occur along Bernedale Way, the majority of motorists drive in accordance with the existing low speed, local road environment.

On this basis, it is difficult to address what is essentially a driver behavioural problem with traditional traffic treatments. Unfortunately, experience has shown that traditional traffic treatments are simply ineffective in modifying driver behaviour in motorists who drive with little or no regard for their legal or social responsibilities. However, traffic treatments are effective in reducing the overall speed of law abiding motorists.

It should also be noted that in March 2000, Council supported the introduction of a 50km/h speed limit on all local roads. It is anticipated that following the implementation of the 50km/h speed limit later this year, the majority of vehicle speeds on local roads may be reduced, hopefully negating the need for costly traffic treatments on roads such as Bernedale Way.

Notwithstanding, the City will continue to monitor vehicle speeds on all local roads following the introduction of the 50km/h speed limit to determine its effectiveness and review the need for possible future traffic treatments on these roads accordingly.

The "Liveable Neighbourhoods" publication developed by the Western Australian Planning Commission highlights the need for better footpath facilities for pedestrians and the disabled to promote high quality living, recreational and working environments within the community.

Should the residents still have concerns with vehicle speed in Bernedale Way, the construction of a footpath may only improve safety for pedestrians, however the traffic survey conducted has supported that the general speed of vehicles is not excessive.

Notwithstanding the above, and noting the strong local objection to this project, it may be prudent for Council to review the need for this footpath and undertake a detailed study on pedestrian usage and reconsider this project as part of future budget deliberations.

RECOMMENDATION

That Council:

- 1 UNDERTAKES a detailed survey into pedestrian utilisation levels in Bernedale Way, Duncraig;**
- 2 CONSIDERS the listing of this project as part of its annual review of the 2002 Five Year Capital Works Program, subject to the findings of the survey;**

- 3 CARRIES FORWARD the funding of \$25,200 allocated for the construction of the footpath in Bernedale Way into the 2001/02 Paths Program;**
- 4 ADVISES the petitioners accordingly**

Appendix 14 refers

To access this attachment on electronic document, click here: [Attach14brf190601.pdf](#)

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**CJ209 - 06/01 PETITION - ROBIN RESERVE, SORRENTO - CAR
PARKING FACILITIES - [05098]****WARD** – South Coastal

CJ010619_BRF.DOC:ITEM 22

SUMMARY

A petition of 450-signatures from local residents has been received by the City against the proposed clearing of bush on the west side of Robin Reserve to accommodate a 40 Bay Car Park.

The area of concern is a section on the north western side of the Robin Reserve, which is predominately grass with clumps of remnant indigenous trees and shrubs. Residents are concerned that the existing vegetation would be affected by a proposal to build a car park in this location.

A resident on the southern oval boundary, following repeated problems with anti social activities initiated the request for the provision of a car park by sports users groups. Further investigations have identified that this is more of a problem with anti social behaviour, than a parking problem.

At this stage, the proposal for a car park on Robin Reserve has been listed tentatively in the 2002/03 financial year of the Capital Works Program.

BACKGROUND

The City has received complaints from residents regarding anti social behaviour relating to the proximity of the toilet/changerooms to the existing parking on the southern end of the park.

An option to alleviate those complaints included the provision of a car park on the north western section of the park, which would be closer to the toilet/changeroom facilities. The layout of Robin Reserve is shown on Attachment 1.

As part of the preliminary investigation, a survey of the park incorporating all the important features including trees and bush areas to enable options to be developed and to minimise any effects on existing vegetation was carried out. Local residents observing the survey have contacted the City and have outlined their concerns associated with a proposed car park and its effects on the existing bush and trees.

DETAILS

At this stage, no adopted budget funding has been allocated for a carpark on Robin Reserve. However as with all other projects, the request for a 40 bay car park has been tentatively listed for consideration in the draft Five Year Capital Works Program in the 2002/2003 Year. This program is subject to the Budget process and no action is proposed until Council's endorsement of the Capital Works program. It is to be noted that if the project is approved in the Draft Five Year Capital Works Program in 2002/2003, public consultation with the local community will be undertaken to prepare a design which would minimise any effects on existing vegetation. Council approval would be required on the final concept plan.

COMMENT/FUNDING

A 40 Bay Car Park and access road estimated to cost \$77,000 has been proposed for consideration in 2002/2003 Year of the Draft Five Year Capital Works Program.

The main issue at the reserve appears to relate to anti social behaviour and this matter needs to be further investigated with the supporting user groups. The listing of a 40 bay car park in the Draft Five Year Capital Works Program can therefore be removed.

RECOMMENDATION

That Council:

- 1 REMOVES the provision of a 40 bay car park at an estimated cost of \$77,000 from the Draft Five Year Capital Works Program;**
- 2 LIAISES with the user groups of this facility with a view to determining the extent of the current problems and subsequent solutions;**
- 3 ADVISES the petitioners accordingly.**

Appendix 15 refers

To access this attachment on electronic document, click here: [Attach15brf190601.pdf](#)

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CJ210 - 06/01 PROPOSED MODIFICATION - HILLARYS STRUCTURE PLAN - MIXED USE SITES - [16047]

WARD - Whitford

CJ010619_BRF.DOC:ITEM 23

SUMMARY

An application has been received to modify the Hillarys Structure Plan by designating sites on the corner of Hepburn Avenue/Whitfords Avenue, and Whitfords Avenue/Angove Drive, Hillarys, for Mixed Use development, and by inserting provisions to control and guide their development. (**Attachments 1 & 2**)

Both sites are currently included in the Unallocated Precinct, zoned Residential and coded R50 under the Hillarys Structure Plan. The site on the corner of Hepburn Avenue/Whitfords Avenue is also identified as a land mark site. The Structure Plan states with respect to the Unallocated Precinct that the permitted land use and provisions in this precinct are to be the subject of further study.

The sites were initially proposed to be included in a Residential Mixed Use/Commercial Precinct under the Structure Plan however were included in the Unallocated Precinct as the City was not convinced that adequate justification had been provided to support mixed use development.

The applicant has now provided further justification for the sites.

The provisions proposed to be inserted into the Structure Plan with respect to the proposed mixed use sites allow for local goods and services to be provided, whilst attempting to ensure that the associated development does not detrimentally impact on the amenity of the surrounding residential area and reflects good urban design principles.

It is recommended that Council in accordance with Clause 9.7 of the City's District Planning Scheme No. 2 (DPS 2) determine that the proposed modifications to the Hillarys Structure Plan are satisfactory and make them available for public comment for 28 days.

BACKGROUND

Lot No	Pt Lot 7 (cnr Hepburn Ave/Whitfords Ave) Pt Lot 158 (cnr Whitfords Ave/Angove Dve)
Street Address	49 Hepburn Avenue, Hillarys (cnr Hepburn Ave/Whitfords Ave) 12 Hepburn Avenue, Hillarys (cnr Whitfords Ave/Angove Dve)
Land Owner	Paltara Pty Ltd
MRS Zoning	Urban
TPS Zoning	Urban Development
Land Use	Undeveloped
Lot Area	Sites are yet to be formally created however are proposed to be: Cnr Hepburn Ave/Whitfords Ave – 6876m2 Cnr Whitford Ave/Angove Dve – 2194m2

Site History/Previous Council Decisions

The Hillarys Structure Plan was first brought before Council in November 1998 (CJ232-11/98) for consideration. The Structure Plan included the subject sites within the Residential Mixed Use/Commercial Precinct. Council resolved at this meeting to adopt the Structure Plan and make it available for public comment.

Following advertising, the Structure Plan was reported to Council, at its June 1999 (CJ208-06/99) meeting. Council resolved at this meeting to modify the Structure Plan by excluding the subject sites from the Residential Mixed Use/Commercial Precinct. The Council report stated:

"It is considered that the proposed location of a residential mixed use/commercial precinct on the corner of Hepburn Avenue and Whitfords Avenue can not be supported at this stage because further details are required regarding design and impact. The developer has been asked to substantiate his proposal and the precinct has therefore been designated 'unallocated' until this is resolved."

Neither of the subject sites have been formally created, yet both have been conditionally approved by the Western Australian Planning Commission as part of separate subdivision applications.

DETAILS

Current Proposal or Issue

An application has been received to modify the Hillarys Structure Plan by designating sites on the corner of Hepburn Avenue/Whitfords Avenue, and Whitfords Avenue/Angove Drive, for Mixed Use development, and by inserting provisions to control and guide their development. **(Attachments 1 & 2)**

The site on the corner of Hepburn Avenue/Whitfords Avenue is bound by Whitfords Avenue to the west, Residential (R30) zoned land and public open space to the north, Residential (R30) zoned land to the east, and Hepburn Avenue to the south. The Hillarys Marina is located to the west of Whitfords Avenue. Residential (R30 & R50) zoned land is located to the south of Hepburn Avenue.

The site on the corner of Whitfords Avenue/Angove Drive is bound by Whitfords Avenue to the west and Residential (R20) zoned land to the north, east and south.

Both sites are currently included in the Unallocated Precinct, zoned Residential and coded R50 under the Hillarys Structure Plan. The site on the corner of Hepburn Avenue/Whitfords Avenue is also identified as a landmark site. The Structure Plan states with respect to the Unallocated Precinct that the permitted land use and provisions in this precinct are to be the subject of further study.

The sites were initially proposed to be included in a Residential Mixed Use/Commercial Precinct under the Hillarys Structure Plan however were included in the Unallocated Precinct as the City was not convinced that adequate justification had been provided to support mixed use development.

The applicant has now provided further justification for the sites.

Location

The applicant states that:

- There is a lack of local centres/corner stores, to provide local goods and services, within the Hillarys area, and that the proposed mixed use sites will allow for such goods and services to be provided.
- The proposed mixed use sites are located on arterial routes (Hepburn Avenue/Whitfords Avenue) which offers them exposure, as well as the ability to be accessed via public transport.
- The proposed mixed use sites are located within easy walking distance (400m) of a significant number of dwellings.
- Being located on the periphery of the Structure Plan area, the catchments of the proposed mixed use sites will extend to both the north and south of the Structure Plan area, thereby increasing their commercial viability.
- The proposed mixed use sites will complement the landuses at the Hillarys Marina.
- The co-location of the proposed mixed use site on the corner of Hepburn Avenue/Whitfords Avenue with public open space, will encourage its use.
- The proposed mixed use sites meet Liveable Neighbourhoods criteria.

Land Use

The applicant states that:

- the proposed land uses and associated limitations on floorspace will allow for local goods and services to be provided in a manner that produces no tangible impacts on the surrounding residential area.
- the proposed mixed use sites will provide opportunities for home based businesses.
- the site on the corner of Hepburn Avenue/Whitfords Avenue is considered inappropriate for other land uses due to it being located on a highly trafficked intersection.
- the proposed mixed use sites will act as nodes within the Structure Plan area.

Built Form

The applicant states that the provisions proposed to be inserted into the Structure Plan with respect to the proposed mixed use sites will adequately control/guide building location, mass and form. The provisions will allow for built form to be designed to suit the needs of the intended use, whilst respecting the surrounding residential area.

Access

At the request of the City, the applicant appointed ERM to undertake a traffic assessment of the proposed mixed use sites. The assessment examined three different traffic generating landuse scenarios (being low, intermediate and high traffic generation) for each site. ERM concluded that Angove Drive would be able to sufficiently handle the level of traffic associated with the proposed mixed use site on the corner of Whitfords Avenue/Angove Drive and advised that a high traffic generating land use scenario would be appropriate for the site.

With respect to the proposed mixed use site on the corner of Hepburn Avenue/Whitfords Avenue, ERM advised that the anticipated traffic would be within acceptable limits albeit with minor residential amenity impacts for the high traffic generating land use scenario.

The applicant states that due to the impact, albeit minor, on the surrounding residential area, the high traffic generating land use scenario for the proposed mixed use site on the corner of Hepburn Avenue/Whitfords Avenue is undesirable. It is therefore proposed to limit the retail/commercial floorspace of the site to prohibit such a scenario.

The applicant states that the interconnected street network ensures that the proposed mixed use sites are easily accessible from within the Structure Plan Area. The proposed mixed use sites are bound by roads on all sides, allowing easy access from all directions.

The applicant states that the existing and proposed dual use path and footpath network offers excellent access opportunities between the mixed use sites, the surrounding residential areas and the Hillarys Marina. The applicant states that the new works on Hepburn Avenue allow for easier pedestrian access to the mixed use site on the corner of Hepburn Avenue/Whitfords Avenue from the south of Hepburn Avenue.

Drainage

The applicant states that the drainage for the catchment will be accommodated within the proposed public open space area to the north of the proposed mixed use site on the corner of Hepburn Avenue/Whitfords Avenue.

Relevant Legislation

Clause 9.7 of the City's DPS 2 relates specifically to the amendment of Agreed Structure Plans and requires public notice of amendments to be not less than 21 days.

Relevant Policies

The WAPC's Statement of Planning Policy No. 9 – Metropolitan Centres Policy Statement for the Perth Metropolitan Region aims to provide a broad regional planning framework to co-ordinate the location and development of retail and commercial activities in the metropolitan region. Whilst the policy states that retail, office, commercial, entertainment, recreational and community facilities should be located and concentrated in centres it does acknowledge that there will be some commercial development within residential areas. The policy states that Mixed Commercial development in residential areas should be of a character, intensity and scale consistent with the residential amenity of the area.

Council considered a report on Liveable Neighbourhoods at its meeting held on 27 February 2001 (CJ052-02/01), and resolved:

- 1 RECOMMENDS that the Western Australian Planning Commission (WAPC) adopt Liveable Neighbourhoods as the State code for residential subdivision allowing for hybrid development where this provides a transition from pre Liveable Neighbourhood development;

- 2 ENDORSES the officer's report on Liveable Neighbourhoods and requests a response on the key issues of concern as outlined in that report;
- 3 CONGRATULATES the Western Australian Planning Commission (WAPC) on its vision and leadership in reviewing past development practices and proposing such a broad encompassing manual and codes on sustainable urban development.

At this stage the document is operating as an alternative set of policies but is not yet adopted as the only option. The document has received National and International recognition. It states with respect to mixed use development:

"R13 – Adequate lots for non-residential or mixed use development should be provided in appropriate locations to facilitate business and employment generation taking into account:

- *The need for business and home based business to locate around town and neighbourhood centres and along arterial routes;*
- *Opportunities for home workspace development, often backing on to or fronting across to industrial development;*
- *Ability of uses and building forms to act as noise buffers to external noise sources such as major roads, railways or industries;*
- *The capacity of potential mixed use lots initially developed for housing to efficiently convert to or add a business use; and*
- *Opportunities to allocate highly accessible strategic sites of transport routes to large scale industrial or distribution uses.*

Where non-residential land uses are provided, the change of use should occur along the rear boundary line of lots, rather than the street frontage wherever possible to provide a compatible use transition."

COMMENT

Issues

Location

The proposed mixed use sites are considered to be appropriately located in that they are positioned:

- In an area currently lacking in local centres/corner stores and therefore the provision of local goods/services.
- Adjacent to arterial routes and therefore are exposed to passing traffic/potential trade. It is acknowledged however that passing traffic is likely to have difficulty accessing the proposed mixed use site on the corner of Hepburn Avenue/Whitfords Avenue.
- On the periphery of the Structure Plan area, therefore having minimal impact on the surrounding residential area.

The location of the sites accords with Liveable Neighbourhoods criteria in that they are located on arterial routes and have the potential to act as traffic noise buffers.

Land Uses

The land uses which are or may be permitted at the discretion of Council on the sites are outlined below.

Permitted Uses	Discretionary Uses
Bank (floor area restricted) Beauty Parlour Bed & Breakfast Communication Antenna - Domestic Consulting Rooms (floor area restricted) Corner Store (floor area restricted) Hairdresser Home Business – Category 1 Home Business – Category 2 Home Business – Category 3 Lunch Bar Medical Centre Office (floor area restricted) Single House	Aged or Dependent Persons' Dwelling Art Gallery (floor area restricted) Auction Room Bakery (floor area restricted) Car Park Caretakers' Flat/House Child Care Centre Civic Building Communication Antenna Convenience Store (floor area restricted) Costume Hire Education Establishment Grouped Dwelling Hall Kindergarten Multiple Dwelling Nursing Home Park Place of Assembly Place of Worship Private Recreation Public Exhibition Facility Reception Centre Recreation Centre Residential Building Restaurant Retirement Village Shop (floor area restricted)

Bold = 'X' use (not permitted) in Mixed Use zone under DPS2

Strike-through = uses permitted or discretionary in Mixed Use zone under DPS2

The uses which have been prohibited from the sites are those which are generally high traffic generating and which could potentially impact on the surrounding residential area. The retail/commercial floorspace has also been restricted to attempt to minimise any adverse impact on the surrounding residential area. The restriction in retail/floorspace also attempts to ensure that the sites serve their purpose, that of providing local goods and services.

The need to modify DPS2 requirements for the Mixed Use zone with the Structure Plan, in this instance, arises from the relationship of the site to Hepburn and Whitfords Avenues. It is a difficult site on which to accommodate commercial activity and the alterations should limit adverse impact on adjoining areas.

Built Form

Both sites are located within a residential area and therefore need to be sensitively developed so as to not have a detrimental impact on the surrounding residential area. At the same time, it is recognised that the development on the site on the corner of Hepburn Avenue/Whitfords Avenue has the potential, due to its visual prominence, to be a landmark, and therefore a point of reference. The provisions relating to built form have attempted to meet both of these objectives.

It is believed that the development control provisions proposed to be inserted into the Structure Plan with respect to the mixed use precincts will be of character, intensity and scale consistent with the residential amenity of the area, in accordance with the WAPC's Statement of Planning Policy No. 9.

Access

The traffic assessment undertaken by ERM has demonstrated that the sites are able to be adequately accessed. The proposed access arrangements are shown in the approved subdivision plans (**Attachments 3 & 4**)

Access to the mixed use site on the corner of Hepburn Avenue/Whitfords Avenue from outside of the Structure Plan area is difficult and therefore not ideal for this form of development. The site is inappropriate for businesses relying on passing trade. Due to the difficulty in accessing the site, high traffic generating land uses have been prohibited from the sites. The residential/commercial floorspace has also been restricted to avoid any adverse impact on the surrounding residential amenity.

Drainage

The applicants have demonstrated that drainage can be accommodated elsewhere within the Structure Plan area.

Conclusion

The City's officers have liaised closely with the applicants in order to achieve acceptable outcomes for the sites.

The proposed modifications are not considered minor in nature and should be advertised in accordance with clause 9.5 of DPS 2.

RECOMMENDATION

That Council in accordance with clause 9.7 of the City's District Planning Scheme No 2 DETERMINES that the proposed modifications to the Hillarys Structure Plan are satisfactory and make them available for public comment for 28 days.

Appendix 16 refers

To access this attachment on electronic document, click here: [Attach16brf190601.pdf](#)

CJ211 - 06/01 PETITIONS IN RELATION TO SORRENTO CONCEPT PLAN (PRECINCT PLANNING) - [49840] [46597]

WARD - Whitfords and South Coastal

CJ010619_BRF.DOC:ITEM 24

SUMMARY

At its meeting on 22 May 2001, Council was presented with two petitions containing 12 and 13 signatures. The petitions requested that Council move forward with the Sorrento Concept Plan as quickly as possible and that it commit funding in the 2001-2002 budget, to start the process of revitalisation.

Council, in its recommendations relating to the Sorrento Concept Plan, endorsed that the Concept Plan be moved forward. Council requested a report on priorities, indicative costings, and phasing of the elements in the Sorrento Concept Plan.

This report outlines that Council has, in effect, responded to the petition in moving forward on the Sorrento Project. Due to the nature of the project it will be necessary to budget for detailed design before budgeting for development works. Work on detail design may lead to greater interest from the private investors starting the process of revitalisation. In addition there is some potential for works to be done as part of the maintenance and operating budget, once Council has received further studies and determined priorities.

BACKGROUND

Advertising of the Concept Plan and Responses

It was noted in the Sorrento Concept Plan report that the Sorrento Concept Plan was advertised for public comment for a period of 9 weeks (18 January - 22 March 2001). A notice was placed in the local newspaper of 18 January 2001, details were made available on the City's website, at the City's libraries, the proposal was displayed at Council offices and on site, and an open day was held on 10 March 2001 at the Sorrento Surf Club.

The main issues raised in the submissions related to changes to Geneff Park (addition of skateboard ramps and tennis courts), the provision of a jetty, the expansion of commercial development and car parking and the impact of development on the coastal environment. Other responses supported the Concept Plan, in particular the planting of more trees, upgrade of the streetscape, upgrade of the Surf Club and community hall and the provision of a café strip.

Petition

On 22 May 2001 a 13-signature petition was tabled from residents and ratepayers of the Whitfords Ward, along with a 12-signature petition from residents and ratepayers of the South Coast Ward in relation to the Sorrento Foreshore Concept Plan. The signatures on the petition

from the South Coast Ward were predominantly from residents of Chandler Road, Sorrento and all 12 signatures were dated 24 April 2001. The signatures from Whitfords Ward were predominantly from two streets and signed between 10 May 2001 and 16 May 2001.

Both petitions contained the same request that:

"...Council move forward with the Sorrento Foreshore Concept Plan as quickly as possible.

"..Council provide funding in the 2001/2002 budget to start the process of revitalising this area of coastline to make it more user friendly for locals, as provided for in the Concept Plan".

At its meeting on 22 May, 2001 (CJ160-05/01 refers), Council endorsed modification to the Concept Plan through the deletion of the areas of Geneff Park and the Ocean Jetty. It required a report detailing relative priorities, indicative costings and phasing of the elements in the Sorrento Concept Plan.

DETAILS

Council resolved [CJ160-05/01] that:

- 1 *NOTES the submissions received regarding the Sorrento Concept Plan;*
- 2 *NOTES the significant public concern expressed regarding the proposals in Geneff Park and the Jetty;*
- 3 *NOTES that the Sorrento Concept Plan, modified by the deletion of the elements noted in (2) above, be used as a basis for further design, costing and evaluation, and for discussion purposes regarding the ongoing development of the area;*
- 4 *REQUIRES a further report detailing relative priorities, indicative costings and phasing of the elements in the Sorrento Concept Plan;*
- 5 *PROCEEDS with preliminary design sufficient to pursue the necessary approvals for the Sorrento Beach Park (between the Sorrento Surf Life Saving Club and the Marina) as detailed in the Sorrento Concept Plan.*

In addition, as noted in the report:

There is existing budget funding to prepare detailed design in the area and this is to be used for footpaths, pavements and parking in the vicinity of the commercial properties to encourage interest in the development of this area.

The detailed design of the street layout around the centre will provide certainty in terms of road widths, bus stops, parking layout and footpaths. Once this is accepted it will be the foundation for staged upgrades to the area. Some of the work may well be undertaken as maintenance and operation works or budgeted over consecutive years as dedicated project works.

COMMENT

The Sorrento Foreshore Concept Plan report highlighted the importance of seeing the Concept Plan as a 'Vision' for the area. There are numerous land ownerships, both public and private, and the coastal foreshore is a sensitive area in terms of people's values and expectations as well as being sensitive to erosion. Various regulations and regulatory bodies govern the area and the process of gaining approvals and agreeing to responsibilities will take time.

In making its recommendation on the Concept Plan Council has, in effect, supported moving forward with the development of Sorrento as requested by the petitioners. The Council has not endorsed dedicated project funding as yet. Detail design work needs to be undertaken and some of this has been budgeted for. This funding will be considered by the Council in its deliberations on the 2001/2002 budget.

The request contained in the petitions is in line with Council's decision on this matter, so it is recommended that the petitions be noted and the petitioners thanked for their interest.

RECOMMENDATION

That Council:

- 1 NOTES the petitions;**
- 2 THANKS the petitioners for their notification to Council of their position on this issue;**
- 3 NOTES that the resolution on the Sorrento Concept Plan Report (CJ160-05/01) conforms with the request of the petitioners as far as is possible at this stage.**

CJ212 - 06/01 CLOSE OF ADVERTISING - PROPOSED AMENDMENT NO 5 TO DISTRICT PLANNING SCHEME NO.2 - TO REZONE A PORTION OF HEPBURN AVENUE ABUTTING PT LOT 158 HEPBURN AVENUE, SORRENTO FROM OTHER REGIONAL ROAD RESERVATION TO URBAN DEVELOPMENT ZONE - [58188]

WARD - South Coastal

CJ010619_BRF.DOC:ITEM 25

SUMMARY

Taylor Burrell Town Planning and Design, on behalf of Estates Development Company has requested an amendment to the City of Joondalup District Planning Scheme No 2 (DPS2) to rezone a portion of Hepburn Avenue abutting Pt Lot 158 Hepburn Avenue, Hillarys from Other Regional Roads Reservation to Urban Development Zone (Attachment 1).

The amendment was adopted by Council at its meeting on 27 February 2001 (CJ044 - 02/01) and was advertised for public comment for a 28-day period which closed on 23 May 2001.

Two submissions were received, one objecting to the proposed amendment on grounds of devaluation of property values, and the other expressing an interest for the land to be developed as soon as the amendment process is finalised. The submissions are not considered to affect the matters addressed by the amendment and therefore no modifications to the amendment are considered necessary.

The amendment enables the subject land to be zoned appropriately for residential development in accordance with the approved structure plan and approved plan of subdivision (Attachment 2). The amendment will also bring DPS2 in line with the Metropolitan Region Scheme (MRS) as per part IV section 35 of the MRS Act 1959. Adoption of DPS2 Amendment No 5 without modification is recommended.

BACKGROUND

Proposal

Taylor Burrell Town Planning and Design on behalf of Estates Development Company requested an amendment to rezone a portion of Hepburn Avenue abutting Pt Lot 158 Hepburn Avenue, Sorrento from Important Regional Roads reservation to Urban Development zone under District Planning Scheme No.2.

The proposal has previously been considered under Town Planning Scheme No 1 (TPS1) (Amendment No 840) following an approval for subdivision being granted for the land by the Western Australian Planning Commission (WAPC) in November 1997 and Council's support at its meeting on 13 October 1998 for the closure of the portion of Hepburn Avenue road

reserve. Amendment 840 to TPS1 was held in abeyance pending the finalisation of the MRS amendment. The MRS (Omnibus Amendment No 4) which lifted the reservation and zoned the land urban was gazetted on 18 December 2000.

At the same time the MRS amendment was being progressed, the City completed its review of TPS1 and the Minister for Planning approved the City of Joondalup DPS2, (gazetted on 28 November 2000). Upon gazettal of DPS2, TPS1 was revoked together with all of its amendments (including Amendment 840).

Given gazettal of the MRS amendment the City of Joondalup in accordance with Part IV section 35 of the MRS Act 1959, is required to amend DPS2 to make it consistent with the zoning under the MRS.

A conditional approval to subdivide stage 2 of Harbour Rise, which includes the subject portion of Hepburn Avenue was granted by the WAPC on 28 December 2000 following the lapse of the previous approval granted in November 1997 (Attachment 2).

Previous Council Decision

At its meeting on 27 February 2001, Council resolved to adopt the proposed amendment and requested the WAPC to reduce the statutory advertising period from 42 to 28 days, based on the proposal having been advertised previously under TPS1 and through the MRS Omnibus amendment No 4 process.

DETAILS

Advertising and Summary

The proposed DPS2 Amendment No.5 was advertised for public comment for a 28-day period, which closed on 23 May 2001. Letters were sent to residents along Seaward Loop in the immediate vicinity of the subject land and a sign was erected on site for the duration of the advertising period. An advertisement was also placed in the local newspaper on 26 April 2001. A total of 2 submissions, being individual letters were received and are tabulated in Attachment 4.

One submission objects to the proposed amendment on the grounds of depreciating property values, arguing that the land will be used for the development of smaller lots which would be out of character with existing development in the area. It is also suggested that the current reserve over the land be retained and that it be used as a vegetation strip.

The impact on surrounding property values caused by the proposed development is not known at this stage. It should be noted that the amendment will bring DPS2 in line with the MRS as per Part IV section 35 of the MRS Act 1959 and that there is an existing approval to subdivide stage 2 of Harbour Rise, which includes the subject land. This subdivision application is in accordance with the Hillary's Structure Plan, which identifies the land for R50 and R30 density development. All issues concerning the development of the subject land have been considered previously.

The second submission expresses an interest for the land to be developed following the finalisation of the amendment. A concern was raised that vacant land opposite Seawood Loop is attracting anti-social problems in the area. The submission is neither considered to be in favour of, or against the proposal. It is considered that the concern raised in relation to anti-social behaviour in the area cannot be directly linked to subject land not being developed, further the amendment will enable the land to be developed.

Relevant Legislation

Under the provision of regulation 17 (2) of the Town Planning Regulations 1967, Council shall consider all submissions received during the advertising period (see Attachment 3). After considering all submissions the Council shall either resolve to not proceed or adopt the amendment, with or without modification, and submit three copies to the WAPC for recommendation to the Minister for Planning.

COMMENT

Issues

It is unknown at this stage what impact the development of the subject site will have on the property values of surrounding homes. The land subject to this amendment has previously been considered during assessment of the MRS Omnibus amendment, Harbour Rise Structure Plan and subdivision proposal for stage 2 of Harbour Rise. In the first two applications mentioned, assessment included public advertising. All matters that concern the development of the subject land have been considered during assessment of these proposals, which have been completed.

The need for this amendment arises from the requirement to comply with the MRS and the subdivision approved for this land. The amendment had to follow statutory process which involves advertising for public comment even though Council is required to complete this process.

The public submissions are noted, and the issues raised considered to have been examined previously. It is recommended that the amendment be adopted without modification.

RECOMMENDATION

That Council:

- 1 Pursuant to Town Planning Regulations 17 (2) ADOPTS Amendment No 5 to the City of Joondalup District Planning Scheme No 2 without modification;**
- 2 NOTES the submissions received;**
- 3 AUTHORISES the affixation of the common seal to, and endorses the signing of the amendment documents.**

Appendix 17 refers

To access this attachment on electronic document, click here: [Attach17brf190601.pdf](#)
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CJ213 - 06/01 CLOSE OF ADVERTISING - PROPOSED AMENDMENT NO 6 TO DISTRICT PLANNING SCHEME NO 2 - PORTION OF LOT 7 (21) ENDEAVOUR ROAD, HILLARYS - [52159]

WARD - Whitford

CJ010619_BRF.DOC:ITEM 26

SUMMARY

Amendment No 6 to District Planning Scheme No 2 (DPS 2) is brought before Council for consideration of final approval.

Amendment No 6 proposes to rezone the northern portion of Lot 7 (21) Endeavour Road, Hillarys, from "Civic and Cultural" to "Private Clubs/Recreation". (**Attachments 1, 2 and 3**)

The northern portion of Lot 7 (21) Endeavour Road is proposed to be amalgamated with Lot 5 (20) St Mark's Drive to enable the St Mark's Anglican Community School, which is situated on Lot 5, to expand. The rezoning is being sought so that the zoning of the northern portion of Lot 7 is consistent with that of Lot 5.

Council adopted Amendment No 6 at its meeting on 22 February 2001 (CJ045-02/01) in order to proceed with advertising the proposal.

The amendment was advertised for a period of 42 days. Advertising commenced on 25 April 2001 and closed on 6 June 2001. At the closure of the advertising period, two (2) submissions were received, these being from the Water Corporation and the Water and Rivers Commission. Neither agency raised any objection to the amendment.

It is recommended that Council adopts Amendment No 6 to DPS 2 for the purpose of rezoning the northern portion of Lot 7 (21) Endeavour Road, Hillarys, from "Civic and Cultural" to "Private Clubs/Recreation" without modification.

BACKGROUND

Lot No	Lot 7
Street Address	21 Endeavour Road, Hillarys
Land Owner	Crown (Department of Land Administration)
MRS Zoning	Urban
DPS Zoning	Civic and Cultural
Land Use	Child Care Centres & Offices
Lot Area	1.4387 hectares

Existing Development/Land Use

Lot 7 (21) Endeavour Road is known as the 'Jean Beadle Centre' and has been developed with six independent buildings. Three of the buildings are used for child care purposes whilst three are used for office purposes.

Site History

An application to subdivide/amalgamate the northern portion of Lot 7 (21) Endeavour Road with Lot 5 (20) St Mark's Drive was submitted to the Western Australian Planning Commission (WAPC) in October 2000 to enable St Mark's School, which is situated on Lot 5, to expand. As a development application had yet to be determined for the proposal, the City requested the WAPC to defer its determination of the subdivision/amalgamation application.

A development application to use the building on the northern portion of Lot 7 (21) Endeavour Road for kindergarten, pre-primary and primary school purposes was submitted to the City in November 2000.

The City's DPS 2 was gazetted in November 2000. Under DPS 2, Lot 7(21) Endeavour Road is zoned Civic and Cultural and Lot 5 St Mark's Drive is zoned Private Clubs/Recreation. The City advised the applicant that, in order to provide consistency in zoning over the proposed new lot, the northern portion of Lot 7 would require rezoning.

In response to the City's request, the subject application was submitted in December 2000 to rezone the northern portion of Lot 7 (21) Endeavour Road.

The development application to use the building on the northern portion of Lot 7 for kindergarten, pre-primary and primary school purposes was conditionally approved by the City on 11 January 2001 under delegated authority. One of the conditions of approval being the subdivision and amalgamation of the northern portion of Lot 7 (21) Endeavour Road with Lot 5 (20) St Mark's Drive.

The application to subdivide/amalgamate the northern portion of Lot 7 (21) Endeavour Road with Lot 5 (20) St Mark's Drive was conditionally approved by the WAPC on 2 April 2001.

DETAILS

Location

Lot 7 (21) Endeavour Road lies opposite the Whitfords Shopping Centre and adjacent to the BBC hardware site, St Mark's Anglican Community School and several residential lots. **(Attachment 1)**

Proposal

Amendment No 6 proposes to rezone the northern portion of Lot 7 (21) Endeavour Road, Hillarys, from "Civic and Cultural" to "Private Clubs/Recreation". (**Attachments 1, 2 and 3**)

The northern portion of Lot 7 (21) Endeavour Road is proposed to be amalgamated with Lot 5 (20) St Mark's Drive to enable the St Mark's Anglican Community School, which is situated on Lot 5, to expand. The rezoning is being sought so that the zoning of the northern portion of Lot 7 is consistent with that of Lot 5.

Council adopted Amendment No 6 at its meeting on 22 February 2001 (CJ045-02/01 refers) in order to proceed with advertising the proposal.

The amendment was subsequently forwarded to the Department of Environmental Protection (DEP) for consideration of the need for environmental assessment. The DEP advised the overall environmental impact of its implementation would not be severe enough to warrant assessment under Part IV of the Environmental Protection Act, the preparation of an Environmental Review and the subsequent setting of formal conditions by the Minister for the Environment.

The amendment was advertised for a period of 42 days, ending on 6 June 2001. Two (2) submissions were received during this time, these being from the Water Corporation and the Water and Rivers Commission. Neither agency raised any objection to the amendment. The submissions have been summarised and addressed in **Attachment 4**.

Relevant Legislation

Under the provision of regulation 17 (2) of the Town Planning Regulations 1967, Council shall consider all submissions received during the advertising period (**Attachment 5**). After considering all submissions the Council shall either resolve to not proceed or adopt the amendment, with or without modification, and submit three copies to the WAPC for recommendation to the Minister for Planning.

COMMENT

Once the northern portion of Lot 7 (21) Endeavour Road is amalgamated with Lot 5 (20) St Mark's Drive, as per the approved application, the new lot will not be uniformly zoned. The proposed amendment is therefore required to provide consistency in zoning. The proposed uses nominated under the development approval dated 11 January 2001 for the northern portion of Lot 7 will remain uses which may be permitted at the discretion of Council under Private Clubs/Recreation zone and therefore would be in conformity with the Scheme.

Accordingly, it is recommended that DPS 2 be amended by way of rezoning the northern portion of Lot 7 (21) Endeavour Road, Hillarys, from the 'Civic and Cultural' zone to the 'Private Clubs/Recreation' zone. The amending text is contained in **Attachment 2**.

RECOMMENDATION**That Council:**

- 1** pursuant to Town Planning Regulation 17 (2) **ADOPTS Amendment No 6 to the City of Joondalup's District Planning Scheme No 2 without modification;**
- 2** **NOTES the submissions received;**
- 3** **AUTHORISES the affixation of the Common Seal to, and endorses the signing of the amendment documents.**

Appendix 18 refers

To access this attachment on electronic document, click here: [Attach18brf190601.pdf](#)

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CJ214 - 06/01 PROPOSED ADMINISTRATION AND TEACHING BUILDINGS ECU CAMPUS. KENDREW CRESCENT (CNR GRAND BOULEVARD), JOONDALUP - [05802]

WARD - Lakeside

CJ010619_BRF.DOC:ITEM 27

SUMMARY

Edith Cowan University (ECU) proposes the development of its new administration building and surrounding teaching buildings. The site is prominent and was intended (in adopted structure plans) to be developed for Central City Uses. The proposal requires that the structure plan be relaxed to allow this proposal to proceed.

The building incorporates large spars (up to 30m in height) overlaying a pyramid shaped building, and its style and magnitude would be unique in the City Centre area. The development cost is in the order of \$40million.

This proposal presents an opportunity to introduce variety and uniqueness to the built form of the City Centre area.

The proposal, if approved, represents a major departure from the Joondalup City Centre Plan and Manual (JCCDPM). Development of this type in the subject location was not foreshadowed as a desirable built element when the manual was adopted.

On balance it is recommended that the proposal be approved, with provisos that:

- Detailed planning occurs in regard to interfacing the development with the streetscape in an appropriate manner, incorporating the introduction of passive surveillance through the building and a human scale streetscape on Kendrew Crescent, to promote interactivity at the street frontage.
- Further detail be provided to address traffic management implications, including pedestrian movement options.
- The Grand Boulevard façade be revisited with a view to demonstrating that the land surrounding the building remains viable for preferred development, from a planning point of view.
- The Planning guidelines (the structure plan) for the area be revisited acknowledging the impact that this proposal will have and the opportunities that are offered by innovative approaches to the development of Joondalup.

BACKGROUND

Location

The site location is adjacent to the south east corner of the intersection of Kendrew Crescent and Grand Boulevard. The development envelope is triangular in shape and covers approximately 1 hectare of the campus. The land falls from Grand Boulevard to the east and it is proposed to utilise the natural lie of the land to incorporate a parking undercroft below the

main building. The administration building is approximately 500m south east of the train station at Joondalup. The building locations are shown on attachment 1 to this report.

Timeframe for Council consideration

ECU advises that a severely restricted timeframe applies to the approval process. In order to assist in condensing the timeframe, an application for preliminary earthworks has been lodged and approved under delegated authority, following consultation with Councillors through the weekly "Desk of the CEO" newsletter. This proposal is also the subject of "fast-tracking" as much as is possible to assist the applicants

ECU Masterplan

ECU have previously developed a master plan showing the intended location of the campus buildings. The plan was provided to the City of Joondalup although it has not been endorsed by the Council.

The Masterplan is understood to contain various aims which vary from those contained in the (Council adopted) JCCDPM. For the purpose of this application it is important to note that the ECU Masterplan includes concepts where buildings on the campus land facing Grand Boulevard could be separated by landscaped areas. A continuous built façade would not be achieved if that ideology was endorsed.

DPS 2 and the JCCDPM

Development in the City Centre is regulated by District Planning Scheme 2 (DPS2). The Structure Plan has been adopted as a component of DPS 2. The City Centre area is subject to the JCCDPM. The subject land falls partially within an area designated for preferred "CBD uses", adjoining the Grand Boulevard frontage, and partially within land designated "Campus"(see attachment 1).

Description of the proposal

The architects have been given a brief to develop an Iconic building for the University. The resulting design presents strong geometric forms, within a raking super-structure of tall spars (up to 10 storeys in height) framing three of the façades of the administration building.

DETAILS

The application comprises:

- A 3 storey administration building taking the form of a transected pyramid, with a colonnade running through its length. The colonnade will have its axis projecting into the campus from the Kendrew Crescent/Grand Boulevard intersection. Attachment plans provide an indication of the building elevations. The building will be punctuated by a series of spars extending out from the line of the central walkway as well as a second line following the south-east edge of the building.
- A large formal courtyard area will be located to the south-east of the administration building.
- Teaching buildings (of 3 storeys in height) will frame the south side of the courtyard area. The teaching buildings incorporate seated grandstands on their northern sides, to afford viewing of the central courtyard area.
- An undercroft accommodating a total of 200 cars would be located beneath the building. A further 80 carbays are proposed in proximity of the development and an additional 100 carbays are proposed elsewhere on the campus.

City Centre Plan and Manual

The JCCDPM does not provide for this form of development along Grand Boulevard. The JCCDPM promotes a vision where a continuous urban wall would be provided, extending South to the Joondalup Drive intersection. The relationship of the proposal to the JCCDPM is discussed in the Comments section of the report. That vision was adopted in 1990 and revisited in 1995.

The JCCDPM contains a Vision Statement about space and built form and human scale.

Create comfortable and memorable places	The built form and landscape form of the City will be directed to “enclose and protect spaces” rather than be “objects in space”. The design of building facades will provide for an active interface and enhance public shelter, safety and amenity.
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Human Scale

The strong desire for an urban form conducive to an animated street life has focused importance on human scale in the streets and other open spaces of the City. Policies have been created to ensure this goal is consistently achieved throughout the City.

The JCCDPM identifies a Central Business District focussed on Grand Boulevard between Shenton Avenue south to Joondalup Drive. It sets out a strong character for its built environment.

P2.1 Enhance the character of the gridded street pattern through the creation, in designated streets, of a continuous “urban wall” built to the street boundary and where possible to their side boundaries.

P4.1 Ensure that the three-dimensional form of streets, squares and other public space is conducive to social activity.

P4.3 Ensure that the building facade at ground level, on a street or pathway frontage, optimises the potential for interaction between the interior and the public space and that front door access is possible for all building users.

P4.11 Where possible, enhance the quality of the environment at ground level through provision of shelter from sun, wind and water.

The scale of development in the District should be sensitive to its highly pedestrianised nature. Accordingly, elements offering a high level of amenity for pedestrians – such as colonnades, walkways, seating areas, pocket parks and small plazas are encouraged.

A4.1 Front – lot boundaries adjoining a street or Public Space

Buildings shall be built to the street property line creating an “urban wall”, excepting entries and forecourts, where approved.

Colonnades should be provided within the property or canopies provided over the public space: refer B7.

B1.2 Facades

Facades should address street frontages and in the case of corner properties, both street frontages.

B1.3 Corners

The corners of buildings should be designed to articulate the corner, especially for landmark or nodal locations as designated in P2 and P3.

B2.1 Ground Floor Façade

Glazing at ground floor level should be maximised and set within a visually solid, framed façade. At least 50% of the area of the ground floor façade shall be glazed and the horizontal dimension of the glazing shall comprise at least 75% of the total building frontage.

Windowsill heights should be at or close to floor level.

Obscured or reflective glazing shall not generally be used at ground floor level.

These extracts clearly demonstrate the importance placed on the spaces between the buildings rather than the buildings themselves.

Road connection to Kendrew Crescent

It is proposed to add a new University access road connecting with the roundabout on Kendrew Crescent. The proposed road will act as a low speed environment and will attract traffic that is bound for the 200 car bay undercroft beneath the building. The undercroft will also be accessible from the southern end of the campus, via Joondalup Drive.

The current design offers little deflection (which encourages speed reduction) for vehicles entering the roundabout from the University Campus. A minor reconfiguration may be required to optimise that element of the design, in conjunction with the City.

The roundabout is close to the corner of the administration building and careful planning will be needed to refine the geometry of the roundabout, without impacting on the building location.

The anticipated traffic impact also needs to be analysed and was raised during negotiations leading to the application. The level of detail submitted is insufficient to conclude that adequate measures are in place to handle peak traffic volumes. The application foreshadows traffic control measures at the Kendrew/Grand intersection and foreshadows those as part of the '2002 Staging Master Plan'.

Traffic movement on campus

The design incorporates a new campus access road, stemming from the existing Kendrew roundabout. The access road features geometry that will create a low speed environment for vehicles moving through the campus. Measures may be required on straight portions of this road for the introduction of speed reduction measures, as a component of further detailed negotiation.

Pedestrian Movement

The administration building will provide a backdrop for the student entry point to the Campus. The location will be emphasised by the spars that would frame the walkway running through the centre of the building.

However, pedestrian movement along and across Grand Boulevard and Kendrew Crescent requires consideration. A zebra crossing on Kendrew Crescent has been proposed, although this is not supported due to the lack of adequate siting distance for vehicles entering the road from the intersection. It is envisaged that Kendrew Crescent could be treated in a way to create a boulevard, thereby introducing pedestrian refuge in its centre, and that a safer crossing point could be introduced elsewhere. This level of detail requires further consultation with the City.

Parking Provision

The District Planning Scheme and JCCDPM do not incorporate provisions setting required levels of parking for University developments. The proponents have been requested to provide adequate parking and to formulate a suitable solution. The proposal incorporates a commitment to provide 280 car bays with this application, comprised of:

- 200 bays in an undercroft
- 80 bays to the west of the teaching building

Additional parking is also proposed elsewhere on the site, including:

- an additional 100 car bays elsewhere on the campus at grade
- in 2003, a carpark building housing 300 cars will be constructed to accommodate parking demand as a result of further development of the campus.

Landscaping

The proponent has not forwarded detailed landscaping plans. The presentation of the graduation quadrangle will be emphasised by formal spaces and a water feature at the southern edge. Landscaping along the street frontages needs to be planned to maintain a degree of human scale in that area.

The development of a suitable landscaping strategy along the road frontages is considered a key component to minimise the impact of the development when viewed from close up. It could also emphasise and channel the visual connection with glazing on the lower levels of the administration building. Further detailed plans would be required to achieve that aim.

Building Code Conformity

The proponents have engaged a Building Code consultant to handle the Building Code performance issues. City officers have been working through these issues with the consultant, with the aim of reducing the timeframe required for subsequent building licence assessment. Due to the unique planning arrangements for the buildings, the assessment of the Building Licence will become a very substantial task.

Construction Phasing

The proponent has obtained planning approval for the earthworks and the contract for that aspect of the proposal was being finalised at the time of report preparation. It is understood that the timeframe will extend over the next 18 months or so, concluding in time for the start of the 2003 academic year.

Services

Details concerning the location of service areas, including bin storage, access, and related amenities needs to be detailed and has not been submitted as yet.

COMMENT

Assessment has been undertaken in the context of the proposal's relationship to legislative requirements, and for its capacity to integrate with the surrounding developments. Surrounding land is occupied by the West Coast TAFE College, the Police Academy and major access links including Kendrew Crescent and the pedestrian links along Grand Boulevard to public transport destinations. Kendrew Crescent is one of the gateways to the "Learning City" facilities that the Council has encouraged in recent years. The area is not developed at this stage, but it is envisaged that there will be development along these roads.

The development presents a striking departure from the form and scale of the City Centre, as it currently exists. The landmark (iconic) nature of the design will draw the eye from many parts of the City Centre and the challenge is to refine the lower level of the building so that it fosters interactivity with the streetscape, and presents a human scale street frontage (particularly on Kendrew Crescent).

Although the proponents have contended that the plan complies with the provisions of the ECU Masterplan principles, that plan has not been endorsed as a guide to future development by this Council. The Masterplan principles do not accord with the preferred development forms promoted in the JCCDPM.

JCCDPM

The development presents many challenges in terms of its compliance with the JCCDPM. The visual impact of the proposal particularly at an immediate streetscape level is such that it encourages an assessment to be made of the relevance of the JCCDPM for this portion of the City Centre area.

There has been some contention about the applicability of this design and its relationship to the JCCDPM. The University have previously undertaken to prepare a Campus Master Plan and this has included some principles which conflict with the JCCDPM. Over the past few years, land exchanges between Landcorp and ECU has changed the ownership of land in the proximate area to the southern section of Grand Boulevard. The landowners' anticipated requirements for future development of individual land parcels South of Collier Pass has subsequently altered, and this is likely to complicate the practical opportunities for negotiated agreement between major land owners in the City Centre area on the preferred form and function of the area.

The JCCDPM sets out a comprehensive vision for the City Centre, develops a series of policy statements and then detailed requirements for development of the City Centre. Each requirement is able to be traced back to supporting policy statements and visions so that the requirements are able to be seen in the context of the overall objectives.

The JCCDPM has been devised on the understanding that people experience a City Centre as an overall physical entity, as a network of paths, spaces and landmarks giving a picture and mental map of the city, and as discrete spaces, each with their own spatial and social character. The built form and spatial components of the City Centre creates patterns on which people base their perceptions and use of the City. These patterns and perceptions in turn impact on commerce and capital investment.

The proposal offers a great opportunity to further punctuate the destination of pedestrian traffic to the landmark building. Although there is an opportunity to create a forecourt adjacent to the Kendrew/Grand intersection, this has not been maximised in the application. Defined spaces, a degree of shelter/enclosure, and activity could be factored into the forecourt design to maximise the amenity of that space. The proviso to this vision is that the landscaping and streetscape details require further development to ensure that visual impact to passers by (or passers through) is minimised by screening the upper raking building levels from pedestrian viewers who walk within close proximity of the periphery.

Upon reviewing the particular aims of the JCCDPM, it is apparent that the building can be implemented so as to accord with many of the intentions of the Manual in regard to streetscape interaction and the use of glazed elements.

Site Planning

The development cocoons the graduation quadrangle and creates an exciting space between the buildings within the campus. However, the proposal requires detailing so that an opportunity for appropriate public space is created on the building outer edges, abutting the street. Commercial components added to the façade in close proximity to the street corner (such as an eatery, or coffee shop) would foster activity at the intersection, and also promote human activity over extended periods of the day.

The proposal creates a substantial open space between it and Grand Boulevard, and the space widens as the building moves south, (away from the road). It is proposed to create passive open space and an 80 bay car park in that location (with access from internal University roads). This is a negative aspect of the proposal, which needs to be factored into a balanced assessment. The 80 bay car park was also undergoing design development as this report was prepared, and it is recommended that it be excluded from any determination of the main development, and be the subject of further negotiations. The alternate approach to the development of the City Centre on the Campus land holding differs from that suggested in the JCCDPM.

The viability of the surplus land will be affected by its configuration. That land has an extensive frontage to Grand Boulevard.

Architecture

As has been stated, the style of the raking building (when viewed from Grand Boulevard or Kendrew Crescent) detracts from the desire to offer human scale development at street level.

That principle would see the development of interactive building frontages, so that activity within the building activates the street. The streetscape and lower levels of the building require detailed attention to compensate and blend with the lower levels of the administration building, particularly on Kendrew Crescent. Such details should include the introduction of interactive land uses, the incorporation of appropriate glazing techniques, and the use of soft landscaping to shelter the bulk of the building from the immediate street environment.

When viewed from a distance, the primacy and impact of the development could be appreciated. On a positive note, the trade off for the difficulty in managing the facades “at close range”, is the offer of prominence to the skyline of the City Centre and the installation of an icon which will help to identify the City when viewed from distance. It should be remembered that the spars on the administration building will reach 30m in height at their summit and will have a significant impact for visitors in orienting themselves on the campus and in the City Centre.

It is anticipated that development of this type will provide the backdrop for promoting the City’s built identity as it matures and accepts an eclectic mix of development. Such a mix mimics and reinforces the concepts of developing a cosmopolitan City, with a mix of facilities, lifestyle choices, and services that are to be offered.

Summary - The proposal on Balance.

As is the nature of technical reports, this summary focuses on the comparison that this proposal makes or falls short of in terms of DPS 2 and the JCCDPM (City Centre Plan and Manual). It is suggested that where the proposal falls short of the Manual requirements, that in itself is not a substantive reason to adopt an opposing view to the development.

It is very difficult for the JCCDPM to facilitate innovation that may be provided by future designers. Although the manual principles may remain current, new design solutions may be offered to answer the manual objectives. This factor is complicated by;

- the rapid rate of growth of the City Centre,
- the search by applicants to make individual projects stand out, and
- the distance of this site from the central city area.

There are many opportunities and positive principles that this development will bring to the City Centre.

In relation to the last mentioned issue, it is apparent that the prospect of CBD type development at the ends of the CBD is a long term aim. The peripheral areas of the CBD are less inclined to experience pressure for CBD type development than the central City area, and the viability of that objective, even in the long term, could be re-assessed to ensure it remains valid. This issue is further complicated by land ownership on the South and East side of grand Boulevard, where land is held by ECU, ostensibly for university purposes.

In this case, many of the objectives of the Manual can be met by providing further detail and massaging the development of detailed design to incorporate for streetscape and landscape improvement at the human scale. This can be achieved at the single storey level, without diminishing from the form and function of the building as an iconic structure, and a major element in the Joondalup City Centre skyline.

The technical concerns presented in the report can also be met through the continuation of negotiations supported by the issuing Development Approval. It is recommended that approval be granted to the proposal.

RECOMMENDATION

That Council:

- 1 **EXERCISES** discretion under the provisions of Clause 4.5 of District Planning Scheme 2 and varies the provisions of the Joondalup City Centre Plan and Manual to allow the development of Lot 50 (270) Joondalup Drive (Cnr Kendrew Crescent) Joondalup to proceed in this instance;
 - 2 **APPROVES** the development of proposed administration and teaching buildings on Lot 50 (270) Joondalup Drive, Joondalup as proposed in the submission received from Spowers Architects on 21 May 2001, subject to:
 - (a) a traffic management plan being submitted detailing:
 - (i) Pedestrian crossing at Grand Boulevard and Kendrew Crescent,
 - (ii) The proposed methods and timing for introduction of traffic control devices at the Kendrew/Grand intersection,
 - (iii) The methods of vehicle speed management within the campus site on the new campus roads,
 - (iv) a design for the alteration of the Kendrew Crescent roundabout being endorsed to the satisfaction of the City;
 - (b) Suitable active land uses being incorporated into the lower level of the building abutting the street frontages to the satisfaction of the City.
 - (c) streetscape and landscape improvements being designed in consultation with the City and submitted for subsequent approval, such detail to include the introduction of:
 - (i) active land uses at the street frontages of the building,
 - (ii) glazing and openings to maximise the interactive nature of the street frontage, particularly in regard to the Kendrew Crescent elevations,
 - (iii) landscape strategies to screen the upper floors of the admin building (when viewed from the immediate footpath environment),
 - (iv) streetscape features to provide for interactive human scale frontages at street level,
- such measures being thereafter installed in accordance with plans approved by the City;

- (d) the proposed 80 bay at grade car park being the subject of further negotiation regarding its optimal location, relationship to the affected area of land, and the potential for future development adjacent to Grand Boulevard;**
- (e) the location of the proposed 100 additional bays on the campus site being documented and detailed to the satisfaction of the City;**
- (f) the spars projecting over the Kendrew Crescent street alignment being the subject of further discussion with the applicant, with a view to determining Building Code conformity, and the City's desire to allow the structure to be located partially above the paved road;**
- (g) bin storage and rubbish disposal areas being detailed to the satisfaction of the City;**
- (h) the parking bay/s, driveway/s and points of ingress and egress to be designed in accordance with the Australian Standard for Offstreet Carparking (AS2890). Such areas are to be constructed, drained, marked and thereafter maintained to the satisfaction of the City prior to the development first being occupied. These works are to be done as part of the building programme;**
- (i) disabled carparking bays are to be located convenient to the building entrance and with a minimum width of 3.2 metres, to be provided to the satisfaction of the City. Provision must also be made for disabled access and facilities in accordance with the Australian Standard for Design for Access and Mobility (AS 1428.1);**
- (j) an onsite stormwater drainage system with the capacity to contain a 1:100 year storm of a 24-hour duration is to be provided prior to the development first being occupied and thereafter maintained to the satisfaction of the City. The proposed stormwater drainage system is required to be shown on the Building Licence submission and be approved by the City prior to the commencement of construction;**
- (k) car bay grades are generally not to exceed 6% and disabled car bay/s are to have a maximum grade of 2.5%;**
- (l) the lodging of detailed landscape plans, to the satisfaction of the City, for the development site and the adjoining road verge(s) with the Building Licence Application. For the purpose of this condition a detailed landscaping plan shall be drawn to a scale of 1:100 and show the following:**

- (i) the location and type of existing and proposed trees and shrubs within the carpark area;**
- (ii) any lawns to be established;**
- (iii) any natural landscape areas to be retained;**
- (iv) those areas to be reticulated or irrigated;**
- (m) should the development be staged temporary landscaping and fencing must be installed prior to the development being occupied to the satisfaction of the City;**
- (n) submission of a Construction Management Plan detailing phasing of construction, access, storage of materials, protection of pedestrians, footpaths and other infrastructure.**

Appendix 19 refers

To access this attachment on electronic document, click here: [Attach19brf190601.pdf](#)

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**CJ215 - 06/01 PROPOSED TWO GROUPED DWELLINGS
(INCLUDING HEIGHT IN EXCESS OF BUILDING
HEIGHT AND BULK POLICY 3.1.9): PT 599 (22)
BREARLEY MEWS, HILLARYS - [05248]**

WARD - Whitfords

CJ010619_BRF.DOC:ITEM 28

SUMMARY

The City has received an application to construct two grouped dwellings on the subject property. Both dwellings are two storeys in height and have direct frontage to the street.

A portion of the master bedroom for the upper floor of unit one exceeds the building threshold envelope permitted under the City's "Policy 3.1.9 Height and Scale of Buildings within a Residential Area". A parapet wall for the garage is also proposed along the northern boundary at a height of 3 metres and length of 6.35 metres, beginning 4.3 metres from the north western corner of the lot. The adjoining owner has objected to the proposed parapet wall.

The proposal was advertised in accordance with the provisions of Policy 3.1.9. Eleven objections to the proposal were lodged from nearby owners and many concerns were raised in relation to the proposal, which are discussed in this report.

Covenants, which restricted development on lots within this area to single dwellings, have recently expired. Although the covenants were for a limited period (10 years), community expectations of the single residential nature of the area still exist and it is a somewhat sensitive matter.

The proposal complies with the provisions of the Residential Planning Codes and the protrusion of the dwelling outside the building threshold envelope is considered minor. The merits of the objections have been considered, however, on balance, the application is recommended for approval.

BACKGROUND

Lot No	Lot 599
Street Address	22 Brearley Mews, Hillarys
Land Owner	Dung K Nguyen, Giao H Nguyen
MRS Zoning	Urban
DPS Zoning	Residential
Land Use	Two Grouped Dwellings
Permissibility of Use	D
Lot Area	976m ²

The subject lot is vacant and located at the end of the cul-de-sac. A two storey dwelling abuts the lot to the north and a single storey dwelling abuts the lot to the south. The street is characterised by a mix of large, single and double storey dwellings.

DETAILS

Proposal & Discretion Sought

The applicant seeks approval for two grouped dwellings on the subject lot. Council's discretion is sort in the following areas:

- General discretion under the District Planning Scheme to allow the proposed grouped dwellings;
 - Protrusion of Unit 1 outside the Building Threshold Envelope;
 - A garage parapet wall where the adjoining owner has objected.

Advertising

Written comments on the proposal were sought from affected landowners within 15 metres of the boundaries of the subject site and on the opposite side of the street. The comment period of 14 days ended on 27 March 2001. A total of 11 objections were received during the advertising period. The proposal was considered at the Delegated Authority Meeting on 24 May 2001 where it was deferred for referral to the Ward Councillors for comment. The proposal was reconsidered at the Delegated Authority Meeting on 31 May 2001 where the proposal was referred to Council for determination.

Submission Comments & Issues

The objections raise a wide range of issues and are summarised as follows:

- Increase in traffic within the cul-de-sac;
- safety issues that will be created, as children play in the street;
- lack of open space, reduced privacy;
- devaluation of adjoining properties;
- The frontage should be in keeping with the street;
- Plans do not conform to Council requirements in regard to the height of one of the proposed dwellings;
- Objection to the parapet wall as it will enclose the yard and cause excessive overshadowing on the adjoining house;
- Development will look out of character in the cul-de-sac as this will be the only grouped dwelling;
- Considers that no relaxation of the regulations should apply; and
- It is a reasonable expectation that any future development will be in keeping with the general feel of the street.

Legislative Requirements

Under District Planning Scheme No. 2 (DPS2), 'Grouped Dwelling' is a Discretionary ('D') use in a residential zone. Council has the ability to approve or refuse the application, given the merits of the proposal.

COMMENT

The issues raised by the objectors are discussed below.

Increase in Traffic, Safety

The proposed grouped dwelling development will result in one additional dwelling being built in the street. While this will increase vehicle movements in the street, it is considered that this will be a minor increase, and will not have any impact on safety within the cul-de-sac.

Lack of Open Space, Setbacks, Privacy

The proposal complies with the provision of the R-Codes. On this basis, the provision of open space, setbacks, and privacy are deemed to comply with requirements. Specifically, the balcony for Unit 2 is screened to the south and there are no major openings on the upper floor of both dwellings facing north or south. The upper floor windows to Bedrooms 3 & 4 overlook the subject developments' private open space. Overall, it is considered that the development has been designed well to avoid overlooking adjoining properties.

While it is acknowledged that additional area within the front setback is required for the driveway for the second dwelling, there is still sufficient area, including the verge, for quality landscaping.

Devaluation of Adjoining Properties

Property values are generally not a land use planning issue.

Frontage Should Be In Keeping with the Rest of the Street

The proposal has a 6 metre front average setback with a minimum front setback of 4.3 metres for Unit 1 while the minimum front setback for Unit 2 is 17 metres. The location of the block with the cul-de-sac head gives the lot an 'angled' frontage. Due to the shape of the lots, the Unit 1 will be setback further than the adjoining northern dwelling. On this basis, it is not considered that the proposed dwellings will be out of context with adjoining properties.

Policy 3.1.9 Protrusion

Policy 3.1.9 is not a statute, but is a mechanism to guide Council in the determination of applications. Council has discretion to vary the Policy where the variation is unlikely to affect adjoining owners.

A small protrusion outside the building envelope occurs on the northern side of the building. The protrusion occurs where the building envelope slopes from the boundary line to the top of the envelope, and is basically the portion of the dwelling where the roof meets the wall. The overall height of the dwellings complies with the Policy. The applicant has justified the protrusion on the basis that the window to the bedroom is located such that increasing the setback to the wall (thereby complying with Policy 3.1.9) would reduce the optimal size of the window to the bedroom. The bedroom window has been located so it does not overlook the adjoining property.

The protrusion is minor and even though the City received 11 submissions against the proposal, it is not considered the minor protrusion will have a negative impact on the surrounding properties.

Parapet Wall along Northern Boundary

The adjoining owner has objected to the proposed garage parapet wall. This owner identifies that overshadowing will occur as a result of the parapet wall being constructed along a portion of the northern boundary. However, assessment has indicated that overshadowing will not occur. The parapet wall also complies with the R-Codes (Clause 1.5.8(f)) in relation to the height of the wall at 3 metres and length of 6.35 metres along a boundary length of 41.94 metres.

The objection also identified that the parapet wall will enclose the front garden at 24 Brearley Mews (adjoining property). The impact of the parapet wall could be reduced to incorporate a box gutter, thereby reducing the overall height of the parapet wall from 3 metres to approximately 2.6 metres.

Two Grouped Dwellings Not In Keeping with Surrounding Area

Currently only single houses are constructed within the street, some with two storeys. The subject lot size is 976m² which permits two grouped dwellings in accordance with R-Code requirements. While the street is not characterised by grouped dwellings, it is noted that both dwellings will face the street, have double garages and are two-storeys in height, which will not be out of character with the street. The location of the subject site is to the right of the cul-de-sac head. The site has a relatively narrow frontage, and therefore the development will not be prominent within the street.

Internal Garage Width

The minimum internal garage width must be a minimum of 5.6 metres. As the plans do not clearly demonstrate the internal width, this aspect can be included as a condition of any approval issued.

CONCLUSION

The advertising of the proposal has raised a wide range of objections to the proposal, with the emphasis on the grouped dwellings not being in character with the area. While these are genuine concerns of the adjoining owners, these concerns must be balanced by the development potential of the site as provided for under DPS2. It is noted that the covenants restricting development in the area to single dwellings have expired.

Considering the proposal complies with the R-Codes, the application is recommended for approval with discretion being exercised to allow the dwelling to exceed the building threshold envelope for a portion of the north facing wall of the main bedroom. In this instance it is considered that the projection is minor and will not adversely impact on the surrounding area.

The proposed parapet wall can be reduced in height thereby minimising any potential impact on the adjoining owner.

RECOMMENDATION**That Council:**

- 1 EXERCISES DISCRETION** under clause 4.5.1 of District Planning Scheme No 2 and Clause 1.5.8(f) of the Residential Planning Codes and determines that:
 - (a) a wall on the boundary for a length of 6.35 metres and height of 2.6 metres,
 - (b) a small protrusion of the building threshold envelope for the north facing wall of the upper floor master bedroomis permitted in this instance;

- 2 APPROVES** the application dated 2 March 2001 submitted by Ian Xuyen Lu and Associates, the applicant, on behalf of the owner(s), Giao Huu and Kim Dung Nguyen, for two grouped dwellings on Lot 599 (22) Brearley Mews, Hillarys subject to the following conditions:
 - (a) the wall on the boundary being of a clean finish and made good to the satisfaction of the City;
 - (b) all stormwater must be contained on-site to the satisfaction of the City;
 - (c) the minimum internal width for each of the garages is to be 5.6 metres;
 - (d) reduce the height of the wall on the boundary to 2.6m by the incorporation of a box gutter.

Appendix 20 refers

To access this attachment on electronic document, click here: [Attach20brf190601.pdf](#)

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CJ216 - 06/01 DRAFT LEGISLATION ON PROSTITUTION - [83028]

WARD - All

SUMMARY

Following a request from Cr Baker at the briefing session of 5 June 2001, this report provides an update on the current position of the State Government's draft legislation on the legalisation of prostitution.

BACKGROUND

One of the issues in the new Labour government's platform is the control and regulation of the prostitution industry.

This issue has recently been quite widely reported in the press, and as a result of this a request was received at the briefing session of 5 June 2001 for a report to be provided on the current status of this legislation.

DETAILS

This matter has been further investigated with WAMA, who have indicated that there has been further redrafting of the draft legislation which was prepared by the previous government, and this current draft has yet to be endorsed by the Cabinet, at which point the document will be presented as a Green Paper, and put out for wider community discussion.

WAMA has also advised that they are approaching the government with a view that local government ought to be able to participate and be consulted in the drafting of the legislation prior to it becoming a Green Paper, due to the far reaching impacts of the legislation on local government. Should this approach succeed then a more detailed report can be prepared for Council's consideration and input. In the meantime it is suggested that the City write to the Minister and WAMA indicating its wish to be involved in the development of any legislation to ensure the interests of the local community are represented.

RECOMMENDATION

That Council:

- 1 SEEKS a deputation with the Hon Minister for Planning and Infrastructure to discuss the Council's concerns over the Government's proposed legislation on the control of prostitution and the likely impact on the community of Joondalup;**

- 2 **REQUESTS that the Western Australian Municipal Association approach the Government, on behalf of all Local Government, to ensure that there is Local Government involvement in the development of any legislation to control prostitution prior to the Government's "Green Paper" being finalised.**

CJ217 - 06/01 DELEGATED AUTHORITY REPORT - [07032]**WARD - All**

CJ010619_BRF.DOC:ITEM 29

SUMMARY

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

RECOMMENDATION

That Council NOTES the determinations made under Delegated Authority in relation to the applications described in Report CJ217-06/01.

Appendix21 refers

To access this attachment on electronic document, click here: [Attach21brf190601.pdf](#)

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**CJ218 - 06/01 SUBDIVISION REFERRALS PROCESSED 1 – 31 MAY
2001 - [05961]****WARD - All**

CJ010619_BRF.DOC:ITEM 30

SUMMARY

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

DETAILS

The total number of subdivisions processed will enable the potential creation of an additional 163 residential lots and 10 strata residential lots. The average processing time taken was 30 days.

RECOMMENDATION

That Council NOTES the action taken by the Subdivision Control Unit in relation to the applications described in Report CJ218-06/01.

Appendix 22 refers

To access this attachment on electronic document, click here: [Attach22ag260601.pdf](#)

REPORT OF THE CHIEF EXECUTIVE OFFICER

MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

NOTICE OF MOTION – CR JOHN HOLLYWOOD

Cr John Hollywood has given notice of his intention to move the following motion at the Council meeting to be held on Tuesday 26 June 2001. The following elected members have indicated their support as required by Clause 4.4 of the City's Standing Orders Local Laws.

Cr A Nixon
Cr M O'Brien
Cr D Carlos
Cr A Walker

“That Council RESCINDS, **BY AN ABSOLUTE MAJORITY**, its decisions of 7 May 2001 JSC30-05/01 Mindarie Regional Council, being:

“That Council nominates the following representations to the Mindarie Regional Council:

*Mayor J Bombak as delegate
Cr G Kenworthy as delegate”*

and

“that the following deputies be appointed to the Mindarie Regional Council:

*Cr J Hollywood, deputy to Mayor Bombak
Cr M O'Brien, deputy to Cr G Kenworthy”*

and replaces it with:

“That Council, **BY AN ABSOLUTE MAJORITY**, NOMINATES the following delegates and deputies on the Mindarie Regional Council:

Mayor J Bombak as delegate with Cr G Kenworthy as deputy
Cr J Hollywood as delegate with Cr M O'Brien as deputy.”

In support of the above motion, Cr Hollywood states that it is considered advantageous to have the Council's previous representatives of the Mindarie Regional Council reappointed in view of their detailed knowledge of the complex issues currently before the MRC such as secondary waste treatment and redevelopment opportunities.

NOTICE OF MOTION – CR M O'BRIEN

In accordance with Clause 3.12 of the Standing Orders Local Law, Cr Mike O'Brien has given notice of his intention to move the following motion at the Council meeting to be held on Tuesday 26 June 2001:

“That a report be brought forward to Council in a positive vein, regarding the costing and methodology of dual use conversion, whereby the Council Chamber could be used as a Performing Arts facility when not required for Full Council Meetings, with a view to achieving an advance of timing to initiate live theatre performances in the City of Joondalup central area”.

NOTICE OF MOTION – CR A NIXON

In accordance with Clause 3.12 of the Standing Orders Local Law, Cr Andrew Nixon has given notice of his intention to move the following motion at the Council meeting to be held on Tuesday 26 June 2001:

“That Council:

- 1 NOTES that the City is currently negotiating with Satterley Property Group Pty. Ltd. on behalf of Davidson Pty. Ltd. and the Roman Catholic Archbishop of Perth as landowners of the Currabine District Centre regarding a suitable alternative site for the community purpose site and public open space;
- 2 ADVISES Satterley Property Group Pty. Ltd. that Council considers it most important for this matter to be brought to an early conclusion;
- 3 INSTRUCTS the Director Planning and Development to promptly initiate action under the Legal Agreement to obtain the land if a suitable agreement has not been reached by 30 June 2001.”

In support of this Motion, Cr Nixon states that:

“This item is provided for in the budget and is urgently required by the community. It is better that we allow a little more time for negotiation, given that this motion, if passed, gives Council and the landowners a definite deadline, in order to ensure that we get the best result for the community.”

DATE OF NEXT MEETING

The next meeting of the Council has been scheduled for **7.00 pm** on **TUESDAY, 10 JULY 2001** to be held in the Council Chamber, Joondalup Civic Centre, Boas Avenue, Joondalup

CLOSURE

DECLARATION OF INTEREST FORM, CLICK HERE: [declaration of interest.pdf](#)



City of
Joondalup

QUESTION TO MEETING OF COUNCIL

NAME

ADDRESS

QUESTION

Please place this form in the tray provided at the meeting or post to:

The Chief Executive Officer
City of Joondalup
P O Box 21
Joondalup WA 6919

NOTE Council is not obliged to respond to a question that does not relate to a matter affecting the municipality.

Questions at a Special Meeting of Council must relate to the stated purpose of the meeting.

FOR SEATING PLAN OF THE COUNCIL CHAMBER, CLICK HERE: [Seatplan.pdf](#)