

DRAFT AGENDA

Briefing Session City of Joondalup

A BRIEFING SESSION
WILL BE HELD IN CONFERENCE ROOM 1, JOONDALUP CIVIC CENTRE,
BOAS AVENUE, JOONDALUP

MEETING DATE



to be held on
ON TUESDAY, 20 JUNE 2006
Commencing at 6.30 pm

PUBLIC QUESTION TIME



Public Question Time

Members of the public are requested to lodge questions in writing by close of business on Monday 19 June 2006. Answers to those questions received within that timeframe will, where practicable, be provided in hard copy form at the Briefing Session.



GARRY HUNT
Chief Executive Officer

16 June 2006

PROTOCOLS FOR BRIEFING SESSIONS

The following protocols for the conduct of Briefing Sessions were adopted at the Council meeting held on 9 August 2005.

INTRODUCTION

The modern role of the Elected Council is to set policy and strategy, and provide goals and targets for the local government (City of Joondalup). The employees, through the Chief Executive Officer, have the task of implementing the decisions of the Elected Council.

A well-structured decision-making process that has established protocols will provide the elected body with the opportunity to:

- have input into the future strategic direction set by the Council;
- seek points of clarification;
- ask questions;
- be given adequate time to research issues;
- be given maximum time to debate matters before the Council;

and ensure that the elected body is fully informed to make the best possible decision for all the residents of the City of Joondalup.

PURPOSE OF BRIEFING SESSIONS

Briefing Sessions will involve Elected Members, staff, and external advisors (where appropriate) and will be open to the public.

Briefing Sessions will provide the opportunity for Elected Members to be equally informed and seek additional information on matters prior to the presentation of such matters to the next ordinary meeting of Council for formal consideration and decision.

Protocols for Briefing Sessions

The following protocols will apply to Briefing Sessions that are conducted by the City of Joondalup.

- 1 Briefing Sessions will be open to the public except for matters that relate to a confidential nature. The guide in determining those matters of a confidential nature shall be in accordance with the Local Government Act 1995.
- 2 Dates and times for Briefing Sessions will be set well in advance where practicable, and appropriate notice given to the public.
- 3 The Chief Executive Officer will ensure timely written notice and an agenda for each Briefing Session will be provided to all Elected Members, Members of the public and external advisors (where appropriate).

- 4 The Mayor is to be the Presiding Member at Briefing Sessions. If the Mayor is unable or unwilling to assume the role of Presiding Member, then the Deputy Mayor may preside at the Briefing Session. If the Deputy Mayor is unable or unwilling, those Elected Members present may select one from amongst themselves to preside at the Briefing Session.
- 5 The Presiding Member at the commencement of each Briefing Session shall:
 - (a) Advise Elected Members that there will be no debate on any matters raised during the Sessions;
 - (b) Ensure that the relevant employee, through liaising with the Chief Executive Officer, provides a detailed presentation on matters listed on the agenda for the Session;
 - (c) Encourage all Elected Members present to participate in the sharing and gathering of information;
 - (d) Ensure that all Elected Members have a fair and equal opportunity to participate in the Session; and
 - (e) Ensure the time available for the Session is liberal enough to allow for all matters of relevance to be identified;
- 6 Elected Members, employees and relevant consultants shall disclose their interests on any matter listed for the Briefing Sessions. When disclosing an interest the following should be considered:
 - (a) Interests are to be disclosed in accordance with the provisions of the Local Government Act 1995 and the City's Code of Conduct;
 - (b) Persons disclosing a financial interest will not participate in that part of the Session relating to the matter to which their interest applies and shall depart the room;
 - (c) An exception shall be applied to the disclosing of interests by consultants where the consultant will be providing information only, and will be able to remain in the Session;
 - (d) As matters raised at a Briefing Session are not completely predictable, there is some flexibility in the disclosures of interests. A person may disclose an interest at such time as an issue is raised that is not specifically listed on the agenda for the Session.
- 7 Elected Members have the opportunity to request matters to be included on the agenda for consideration at a future Briefing Session by:
 - (a) A request to the Chief Executive Officer; or
 - (b) A request made during the Briefing Session.
- 8 A record shall be kept of all Briefing Sessions. As no decisions are made at a Briefing Session, the record need only be a general record of the items covered but shall record any disclosure of interests as declared by individuals. A copy of the record is to be forwarded to all elected members.

- 9 Members of the public may make a deputation to a Briefing Session by making a written request to the Mayor by 4pm on the working day immediately prior to the scheduled Briefing Session. Deputations must relate to matters listed on the agenda of the Briefing Session.
- 10 Other requirements for deputations are to be in accordance with the Standing Orders Local Law where it refers to the management of deputations.

PUBLIC QUESTION TIME

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

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

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

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

PROCEDURE FOR PUBLIC QUESTION TIME

Members of the public are invited to ask questions, either verbally or in writing, at Briefing Sessions. Questions asked at a Briefing Session must relate to a matter contained on the draft agenda.

- 1 A register will be provided for those persons wanting to ask questions to enter their name. Persons will be requested to come forward in the order in which they are registered, and to give their name and address.
- 2 Each member of the public wanting to ask questions will be encouraged to provide a written form of their question(s) to the Chief Executive Officer (CEO) or designated City employee.
- 3 Public question time will be limited to two (2) minutes per member of the public, with a limit of two (2) questions per member of the public.
- 4 Statements are not to precede the asking of a question during public question time. Statements should be made during public statement time.
- 5 Members of the public are encouraged to keep their questions brief to enable everyone who desires to ask a question to have the opportunity to do so.

- 6 Where the number of required questions exceeds the number able to be asked, the member of the public may submit the unasked questions to the Council, where they would be 'taken on notice' and a written response provided.
- 7 Public question time is declared closed following the expiration of the allocated time period, or earlier than such time where there are no further questions.
- 8 To enable prompt and detailed responses to questions, members of the public are encouraged to lodge questions in writing to the CEO by close of business on the working day immediately prior to the scheduled Briefing Session.

Responses to those questions received within the above timeframe will, where practicable, be provided in hard copy at the meeting.
- 9 The Mayor or presiding member shall decide to:
 - Accept or reject the question and his/her decision is final;
 - Nominate a member of the Council and/or City employee to respond to the question;
 - Due to the complexity of the question, require that it be taken on notice with a written response provided as soon as possible, and included in the agenda of the next briefing session.
- 10 Questions are to be directed to the presiding member and should be asked politely in good faith and are not to be framed in such a way as to reflect adversely or be defamatory on a particular Elected Member or City employee.
- 11 Where a response has been provided to a question asked by a member of the public, and where that response, in the opinion of the presiding person, adequately deals with the question, there is no obligation to further justify the response.
- 12 Where an elected member is of the opinion that a member of the public is:
 - asking a question at a Briefing session, that is not relevant to a matter listed on the draft agenda, or;
 - making a statement during public question time;they may bring it to the attention of the meeting.
- 13 Questions and any response will be summarised and included in the notes of the Briefing Session.
- 14 It is not intended that question time should be used as a means to obtain information that would not be made available if it was sought from the City's records under Section 5.94 of the Local Government Act 1995 or the Freedom of Information (FOI) Act 1992. Where the response to a question(s) would require a substantial commitment of the City's resources, the Chief Executive Officer (CEO) will determine that it is an unreasonable impost upon the City and refuse to provide it. The CEO will advise the member of the public that the information may be sought in accordance with the FOI Act 1992.

PUBLIC STATEMENT TIME

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

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

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

PROCEDURE FOR PUBLIC STATEMENT TIME

Members of the public are invited to make statements, either verbally or in writing, at Briefing Sessions. Statements made at a Briefing Session must relate to a matter contained on the draft agenda.

- 1 A register will be provided for those persons wanting to make a statement to enter their name. Persons will be requested to come forward in the order in which they are registered, and to give their name and address.
- 2 Public statement time will be limited to two (2) minutes per member of the public.
- 3 Members of the public are encouraged to keep their statements brief to enable everyone who desires to make a statement to have the opportunity to do so.
- 4 Public statement time is declared closed following the expiration of the allocated time period, or earlier than such time where there are no further statements.
- 5 Statements are to be directed to the Presiding Member and are to be made politely in good faith and are not to be framed in such a way as to reflect adversely or be defamatory on a particular Elected Member or City employee.
- 6 Where an elected member is of the opinion that a member of the public is making a statement at a Briefing session, that is not relevant to a matter listed on the draft agenda, they may bring it to the attention of the meeting.
- 7 Statements will be summarised and included in the notes of the Briefing Session.
- 8 It is not intended that public statement time should be used as a means to obtain information that would not be made available if it was sought from the City's records under Section 5.94 of the Local Government Act 1995 or the Freedom of Information (FOI) Act 1992. The CEO will advise the member of the public that the information may be sought in accordance with the FOI Act 1992.

DISCLAIMER

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

DEPUTATION SESSIONS

Council will conduct an informal session on the same day as the Briefing Session in Conference Room 1, Joondalup Civic Centre, Boas Avenue, Joondalup, commencing at 6.30 pm where members of the public may present deputations by appointment only. (Please note that deputation requests are to be received by no later than 4.00 pm on the Monday prior to a Briefing Session.)

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

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

CITY OF JOONDALUP – BRIEFING SESSION

to be held in Conference Room 1, Joondalup Civic Centre, Boas Avenue, Joondalup on **Tuesday, 20 June 2006** commencing at **6.30 pm**

ORDER OF BUSINESS

- 1 OPEN AND WELCOME**
- 2 DEPUTATIONS**
- 3 PUBLIC QUESTION TIME**
- 4 PUBLIC STATEMENT TIME**
- 5 APOLOGIES AND LEAVE OF ABSENCE**
- 6 DECLARATIONS OF FINANCIAL INTEREST/INTEREST THAT MAY AFFECT IMPARTIALITY**

Disclosure of Financial Interests

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

Nil.

Disclosure of interest affecting impartiality

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

Nil.

7 REPORTS

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LATE ITEMS / ADDITIONAL INFORMATION

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

[Additional Information 200606.pdf](#)

ITEM 1 STRATEGIC FINANCIAL PLAN 2006/07 TO 2009/10 – [14528, 38432]

WARD: All

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

PURPOSE

For the Council to adopt the Strategic Financial Plan (SFP) 2006/07 to 2009/10.

EXECUTIVE SUMMARY

The SFP replaces the former Principal Activities Plan that Council was required to produce each year. The *Local Government Act 1995* has been recently amended and the requirement to produce a Principal Activities Plan has been deleted. Councils are instead required to 'plan for the future' and to consult with the community during the development of the plan.

The SFP lists the major projects planned to be undertaken by the City from 2006/07 to 2009/10.

The Plan was approved by the Council, for invitation of public comment, on 26 April 2006. Six submissions were received by 29 May, the closing date for submissions.

Submissions from the community were in relation to:

- Funding for a link road from Woodlake Retreat to Wanneroo Road;
- Funding for the Sorrento Area Traffic Study (Stage 2);
- Income and Expenditure Assumptions;
- Waste Management;
- Organisational Development;
- Economic Development; and
- Works Depot.

No modifications are recommended to the advertised SFP following a review of all community submissions. Two minor modifications are, however, recommended to the advertised SFP, those being in relation to the inclusion of information on the Resource Recovery Project under the Waste Management Strategy, and an alteration to the Capital Works Program regarding the air-conditioning at the Duncraig Library.

It is recommended that the Council ENDORSES the Strategic Financial Plan for 2006/07 – 2009/10 shown as Attachment 1 to this Report.

BACKGROUND

The *Local Government Act 1995* has, in the past, required all Local Governments to produce a Principal Activities Plan on an annual basis.

In 2003 the Department of Local Government and Regional Development undertook a major review of the *Local Government Act 1995* and associated regulations.

Following the review of the Act, Local Governments were no longer required to prepare a Principal Activities Plan and were required, instead, to develop a plan for the future of the district, and to consult with the community during the development of that plan.

Council resolved to produce a SFP for the period 2006/07 – 2009/10 as its plan for the future for the 2006/07 budget process.

Council accepted a SFP 2006/07 to 2009/10 on 26 April 2006 as the basis for consultation and also endorsed a 30-day consultation period on the Plan. (CJ067 - 04/06 Refers).

DETAILS

The SFP 2006/07 – 2009/10 was advertised for public comment and was made available at the City's libraries and at both Customer Service locations, and published on the City's web site for a period of 30 days from 29 April 2006 to the closing date of 29 May 2006.

The objective of inviting public comment on the draft Plan was to provide an opportunity for the community to be involved in the future planning process of the City. At the close of the comment period on 29 May 2006 six written submissions had been received.

Four of the submissions were in relation to funding for the completion of Stage 2 of the Sorrento Area Traffic Study. The second stage of these works was listed for consideration in 2008/09 in the 2005/06 Five Year Capital Works Program. The City is currently developing the 2006/07 Capital Works Program as part of the budget deliberations and is recommending that the second stage of these works be moved forward for consideration in 2007/08. The Capital Works Program will be considered by the Council as part of the overall budget process for 2006/07.

One submission was received regarding the funding for the link road from Woodlake Retreat to Wanneroo Road. Construction of the extension of the road is being progressed as a matter of priority as soon as agreement can be reached in relation to the construction of the road.

The sixth submission presents a case for rate increases remaining in line with inflation, an increase in bulk rubbish collections, an increase in funding for the support of small business in the City, consideration to be given to appointing senior staff with private sector experience, and funding to provide the City's workforce with information on the benefits of the new Works Depot.

A summary of the community submissions received is shown as Attachment 2. Officer comments on the submissions are included in the Attachment.

The community submissions have been reviewed and this report is not proposing any modifications to the advertised Plan as a result of these community submissions. Two minor modifications are, however, recommended to the advertised SFP, those being:

- The inclusion of a paragraph on Page 18 relating to the Resource Recovery Project under the Waste Management Strategy, and
- The deletion of the installation of air-conditioning at the Duncraig Library in 2006/07, on Page 21 under the Capital Works Program. This project is now being proposed in 2007/08.

It is therefore proposed that the SFP shown as attachment 1 to this report be formally adopted as the City's Strategic Financial Plan for the period 2006/07 to 2009/10.

Issues and options considered:

The SFP is the City's 'Plan for the Future'. The SFP 2006/07 – 2009/10 provides a broad strategic overview of the major projects and programs that the Council proposes to undertake over the next four years, links the City's financial capacity with the strategic

directions detailed in the City's Strategic Plan 2003 – 2008, and allocates indicative sums of money to potential projects to ascertain whether the City has the capacity to fund them when required.

The Plan informs the community of proposed activities and identifies the performance indicators that will measure the City's success in delivering these services. The public consultation process provides the community with the opportunity to put their views on the planned projects.

The issues raised in the community submissions have been reviewed and officer comments in relation to each issue are shown in Attachment 2 to this report.

Council in considering the submissions received may choose either of the following options:

- Adopt the SFP 2006/07 – 2009/10 shown as Attachment 1; or
- Make changes to the SFP following a review of the community submissions received and adopt the SFP with modifications.

Link to Strategic Plan:

Outcome 4: The City of Joondalup is a sustainable and accountable business.

Objective 4.1: Ensure financial viability and alignment to plan.

Legislation – Statutory Provisions:

The *Local Government Amendment Act 2004* was proclaimed on 31 March 2005. Section 42 amended the Act to remove the detailed requirements for principal activity planning. Sections 5.56, 5.57 and 5.58 were repealed and in their place, a new section 5.56 was included which provided a more general obligation to “*plan for the future*”.

Section 5.56 – “Planning for the future” requires that

- (1) A local government is to plan for the future of the district.
- (2) A local government is to ensure that plans made under subsection (1) are in accordance with any regulations made about planning for the future of the district.

The plan is to set out the broad objectives of the local government for the period specified in the plan and is to be prepared at least every two years in consultation with the community.

Risk Management Considerations:

The SFP 2006/07 – 2009/10 meets legislative requirements.

Financial/Budget Implications:

The SFP 2006/07 – 2009/10 provides information on financial projections for the next four years.

Policy implications:

Public Participation Policy 1-2 has the stated objective of enhancing the capacity of the community to actively participate in decision-making and strategic direction setting.

Regional Implications

Not Applicable.

Sustainability implications:

The Strategic Financial Plan 2006/07 – 2009/10 establishes a sustainable financial strategy for the future through the provision of sufficient funds to allow capital projects and new initiatives to be implemented, ensure the City's infrastructure is maintained, and ensure Council has the financial flexibility to respond to community needs now and into the future.

Consultation:

The SFP 2006/07 – 2009/10 was made available for public comment for 30 days (29 April 2006 to 29 May 2006). The SFP was made available at the City's libraries and at both Customer Service locations, and was published on the City's web site.

Once Council has adopted the SFP (with or without modification) it will be available for public inspection at the City's Customer Service Centres and Libraries during normal business hours, and will also be available on the City's Web Site.

COMMENT

The SFP 2006/07 – 2009/10 has been prepared based on the first four years of the 20-year financial projections and draft budget documentation. The 20-year financial projections have been included with the SFP.

ATTACHMENTS

Attachment 1	Strategic Financial Plan 2006/07 – 2009/10.
Attachment 2	Summary of Community Submissions with corresponding officer comments.

VOTING REQUIREMENTS

Simple Majority.

RECOMMENDATION

That Council:

- 1 ENDORSES the Strategic Financial Plan for 2006/2007 – 2009/2010 shown as Attachment 1 to this Report;**
- 2 THANKS all members of the community for their submissions on the Strategic Financial Plan for 2006/07 – 2009/10.**

Appendix 1 refers

To access this attachment on electronic document, click here: [Attach1brf200606.pdf](#)

ITEM 2 REVIEW OF DELEGATED AUTHORITY – [07032]

WARD:	All
RESPONSIBLE DIRECTOR:	Ian Cowie Governance and Strategy

PURPOSE

For the Council to review the current delegations at the City and approve a new set of delegations.

EXECUTIVE SUMMARY

The report considers the basis for the current delegations and recommends substantial changes to increase the efficiency and operational effectiveness of the City.

This report also enables Council to comply with the requirement of the Local Government Act 1995 that, at least once each financial year, there is a review of delegations.

BACKGROUND

The Local Government Act 1995 enables a local government to delegate to the CEO:

- the exercise of its powers; or
- the discharge of its duties under the Act.

A definition of powers and duties is found at Attachment 1. The Act and the Administration Regulations also identify several limitations on the powers and duties that can be delegated to a CEO (Attachment 2).

The Act also allows the CEO to delegate any of the CEO's powers or duties under the Local Government Act to any employee (other than the power of delegation). However, should a power or duty be delegated to the CEO by the local government with a condition that the matter be dealt with by the CEO, then this power or duty cannot be on-delegated to an employee.

The Local Government Act 1995 also requires a review of all delegations at least once each financial year. The review of the Delegated Authority Manual for the last financial year was submitted to the Council meeting held on 28 June 2005 (Item CJ121 – 06/05 refers). Consequently, Council needs to review delegations at this meeting to comply with the legislative requirements.

The Concept of 'Acting Through'

In addition to covering delegations, the Local Government Act 1995 introduces the concept of 'acting through'. Section 5.45 of the Act states that in relation to delegations, nothing prevents a "local government from performing any of its functions by acting through a person other than the CEO" or "a CEO from performing any of his or her functions by acting through another person". The Act does not specifically define the meaning of the term 'acting through'. However, the key difference between a delegation and 'acting through' is that a delegate exercises the delegated function in his or her own right. On the other hand, a person 'acting through' another person or body exercises power not in his or her own right, but on behalf of that other person or body.

This distinction is critical in determining the types of functions that are appropriate for 'acting through' another person in preference to delegation. This can be demonstrated through the following example. Here Council gives the CEO the power to call tenders if the CEO is satisfied about certain cost parameters. If that power is delegated, the CEO could call tenders if the CEO believed the cost parameters had been satisfied (even if the Council's opinion was different to the CEO's opinion). However, under an 'acting through' arrangement, the CEO could only call tenders if the Council was satisfied about the cost parameters.

The approach taken by the City of Joondalup appears to favour delegation over the concept of acting through. That is, an extensive number of delegations are identified in the Delegated Authority Manual (Attachment 3), which covers a broad range of matters from significant decisions (such as accepting a tender) to operational processes and procedural functions (such as giving notice of the outcome of a tender process). While there is nothing wrong with this approach in theory, and it is also envisaged by the legislation in relation to the ability to delegate powers and duties, there are several disadvantages with this approach. These include:

- It does not really suit operational processes. These processes, in particular, lend themselves to acting through because the opinion of the person undertaking the action is irrelevant. That is, the operational process task must be undertaken and it is undertaken on behalf of the person or body given responsibility for the task. If the task is delegated, then the person exercising the delegated function does so in his or her own right, which implies an ability to form an opinion or exercise discretion.

This can be demonstrated using the procedural function 'the CEO is to give notice of the outcome of a tender' as an example. The exercise of this function does not depend on any prerequisite opinion or exercise of discretion by the decision maker but simply on the existence of an objective fact. That is, whether a particular tender process has been concluded. If it has, all tenderers must be notified of the outcome and no discretion applies. Consequently, this operational process does not lend itself to delegation.

In this example, it should also be noted that if this function were to be delegated, the notice under the regulation would be signed by the delegate in his or her own name. If, however, the power was not delegated, the notice would be signed on behalf of the CEO (by the person who, in this instance, was 'acting through' the CEO). For legal purposes, it would not matter whether this person was, for example, the CEO's personal assistant or a contracts manager.

Attachment 4 considers those delegations from the City's Delegated Authority Manual that are derived specifically from powers or duties within the Local Government Act 1995. It identifies whether the power or duty is currently delegated (column 4), proposes how the power or duty should be dealt with (column 5) and provides a reason for the proposed change (column 6). This Attachment identifies that many of the current delegations relate to operational processes that lend themselves to 'acting through'. It also identifies certain powers and duties where delegations have not been made.

- It increases bureaucracy. That is, matters for delegation have to be formally identified, specifically delegated and then formally reviewed each year. This is not a great disadvantage to the City of Joondalup because much of the work has been completed in terms of identifying and delegating powers and duties. However, the greater the number of delegations, the more extensive and time consuming will be the annual review.

- It can involve additional recording. In this regard, the Act requires actions taken using delegated authority to be recorded by the person to whom the power or duty was delegated. While the Act does not require the recording of actions under delegation in a specific register, this is often advantageous for compliance audit purposes.

Using the example of giving notice following a tender process again, letters to unsuccessful tenderers would be placed on a file relevant to the appropriate tender. Using this method, many files may need to be reviewed to check compliance with the requirement to keep a record of delegated action in relation to notifying unsuccessful tenderers. Consequently, there are advantages in keeping copies of letters to unsuccessful tenderers together to provide a comprehensive and unified record of how the delegated power has been used. Such a unified record would be kept in addition to the storage of the letters on the relevant tender file.

- It places significant additional requirements on employees who are given delegated authority. That is, section 5.74 of the Act requires employees with delegated powers to complete primary and annual returns. A failure to complete such returns can lead to a \$10,000 fine or imprisonment for two years. The larger the number of employees with delegated powers, the larger the number of people who must complete a return and the greater the chance of a mistake being made with the associated significant potential consequences.

For example, the City delegates the authority to waive, reduce or cancel library charges. This delegation extends to both Librarians and to Library Services Officers. Consequently, a part-time Library Services Officer working only one day a week for the City is required to complete a primary return, and then annual returns, detailing all of his or her financial dealings. This Officer may never actually waive, reduce or cancel library charges but would still have to declare all of his or her financial dealings. This is considered a significant imposition on such Officers.

Consequently, for the four reasons outlined above, this report recommends that a new, and more simplified, delegation structure be implemented (Attachment 5) with many of the powers or duties currently delegated being achieved by 'acting through' arrangements.

DETAILS

Issues and options considered:

The City could take one of two actions. It could:

- 1 Adopt the new approach as proposed in this paper including the recommended delegations (with or without amendment).
- 2 Reject the approach and seek a further report that presents recommended delegations consistent with the current approach.

Link to Strategic Plan:

4.3.3 Provide fair and transparent decision-making processes.

Legislation – Statutory Provisions:

Section 5.42 of the Local Government Act 1995 provides that:

- (1) A local government may delegate* to the CEO the exercise of any of its powers or the discharge of any of its duties under this Act other than those referred to in Section 5.43;

* absolute majority required.

- (2) A delegation under this section is to be in writing and may be general or as otherwise provided in the instrument of delegation.

Section 5.43 of the Local Government Act 1995 provides that:

A local government cannot delegate to a CEO any of the following powers or duties:

- (a) any power or duty that requires a decision of an absolute majority or 75% majority of the local government;
- (b) accepting a tender which exceeds an amount determined by the local government for the purpose of this paragraph;
- (c) appointing an auditor;
- (d) acquiring or disposing of any property valued at an amount exceeding an amount determined by the local government for the purpose of this paragraph;
- (e) any of the local government's powers under Sections 5.98, 5.98A, 5.99, 5.99A and 5.100 of the Act;
- (f) borrowing money on behalf of the local government;
- (g) hearing or determining an objection of a kind referred to in Section 9.5;
- (h) any power or duty that requires the approval of the Minister or Governor; or
- (i) such other duties or powers that may be prescribed by the Act.

Section 5.44(1) of the Local Government Act 1995 provides that:

“a CEO may delegate to any employee of the local government the exercise of any of the CEO's powers or the discharge of any of the CEO's duties under this Act other than the power of delegation.”

Section 5.45(2) of the Local Government Act 1995 provides that:

“Nothing in this Division is to be read as preventing –

- (a) a local government from performing any of its functions by acting through a person other than the CEO; or
- (b) a CEO from performing any of his or her functions by acting through another person.”

Section 5.46(2) of the Local Government Act 1995 provides that:

“at least once every financial year, delegations made under this Division are to be reviewed by the delegator”.

Risk Management considerations:

The failure of the Council to review its delegations within the current financial year would result in non-compliance with its legislative responsibilities under the Local Government Act 1995.

Financial/Budget Implications:

Not applicable.

Policy implications:

The power to delegate is derived from legislation and also from policies of the Council. For ease of reference, the manual provides details of related policies, where appropriate.

Regional significance:

Not applicable.

Sustainability implications:

Not applicable.

Consultation:

Not applicable.

COMMENT

It should be noted that all of the current Town Planning delegations continue without change in the proposed Delegated Authority Manual recommended by this report. It is proposed that these delegations be specifically reviewed in the near future and a separate report be presented to Council on this matter.

ATTACHMENTS

Attachment 1	Powers and Duties
Attachment 2	Limitations on Delegations
Attachment 3	Current Delegated Authority Manual
Attachment 4	Review of Delegations under the Local Government Act 1995
Attachment 5	Proposed Delegated Authority Manual

VOTING REQUIREMENTS

Absolute Majority

RECOMMENDATION

That Council, BY AN ABSOLUTE MAJORITY, ENDORSES the Delegated Authority Manual presented as Attachments 5 to this Report as a replacement for the current Delegated Authority Manual.

Appendix 2 refers

To access this attachment on electronic document, click here: [Attach2brf200606.pdf](#)

ITEM 3 RESPONSE TO THE REPORT OF THE LOCAL GOVERNMENT ADVISORY BOARD ON STRUCTURAL AND ELECTORAL REFORM – [07590]

WARD: All

RESPONSIBLE DIRECTOR: Mr Ian Cowie
Governance and Strategy

PURPOSE / EXECUTIVE SUMMARY

For Council to endorse a response to the Local Government Advisory Board's report on Structural and Electoral Reform.

BACKGROUND

The Local Government Advisory Board (LGAB) completed a report to the Government on Structural and Electoral Reform earlier this year. The Government has now made the report available for comment.

The Executive Summary and recommendations from the LGAB's report are attached (Attachment 1). The LGAB's main findings included:

- Some local governments are facing severe demographic pressures that are threatening community sustainability.
- Some local governments are facing staff recruitment and employment pressures that are threatening organisational sustainability.
- Some local governments are not generating enough revenue to meet their operating demands and are likely to have difficulty in meeting long term infrastructure funding needs.

The LGAB concluded that there is an urgent need for certain structural reform for local government in Western Australia. It also concluded that relatively few changes are required to improve the local government electoral system.

DETAILS

In terms of structural reform, the City is not affected by the proposals within the report. Consequently, it is proposed that the City not comment on structural reform issues. To do so would require the City to comment on the structures of other local governments which is considered inappropriate.

In terms of the report's other recommendations, it is proposed that the City make the following comments.

- Rec 1.31 That the Local Government Financial Management Regulations be amended to make it mandatory for each local government to:
- 1 Develop and annually update a 10-year financial management plan, linked to the local government's plan for the future.
 - 2 Develop appropriate asset management plans that are to be reflected in the 10-year financial management plan.
 - 3 Apply depreciation rates based on a standardised schedule, which

takes into account the different circumstances in different parts of the State, with local governments to provide justification for variations from the schedule.

- Proposed Response: The City has developed 20-year financial projections as part of its Strategic Financial Management Plan. This initiative accords with the sentiments behind recommendation 1.31 and, consequently, this recommendation is supported.
- Rec 1.35 That the Western Australian Salaries and Allowances Tribunal be given the responsibility for establishing the range of fees and allowances for elected members, with each local government having the ability to set a fee within this range. The Tribunal also be required to update the fees and allowances on an annual basis.
- Proposed Response: This recommendation is supported as it is believed that the Salaries and Allowances Tribunal will be in a better position to establish fees and allowances which reflect the relative value of the work undertaken by elected members.
- Rec 1.37 That compulsory training, along the lines of that recently introduced in NSW, be required for all newly elected members in WA local government.
- Proposed Response: The City of Joondalup has recently completed extensive induction training for the newly elected members. While this was undertaken on a voluntary basis, there could be advantages in requiring all elected members to undertake such training.
- Rec 2.2 That the *Local Government Act 1995* be amended so that an elector is not able to vote in more than one ward election in the same local government.
- Proposed Response: As the LGAB's report notes, there are arguments for and against amending the Act to limit an elector's ability to vote only once at a local government election even if the elector has property in more than one ward. This is not considered a major issue for the City of Joondalup and, consequently, the City offers no views on this matter.
- Rec 2.7 That further investigation be undertaken by the Local Government Advisory Board in relation to issues raised concerning both directly elected and council elected Mayors and Presidents.
- Proposed Response: The City has a directly elected Mayor and consequently this recommendation for further investigation is of interest. Until further investigation is completed and a final position is recommended, it is difficult for the City to respond.
- Rec 2.11 That the Local Government Advisory Board be given the power to investigate other statutory authorities to establish their capacity to undertake postal elections.
- Proposed Response: The opportunity for other bodies to conduct postal elections is considered worthy of support.

Link to Strategic Plan:

Not applicable.

Legislation – Statutory Provisions:

Not applicable.

Risk Management considerations:

Not applicable.

Financial/Budget Implications:

Not applicable.

Policy implications:

Not applicable.

Regional Significance:

The LGAB's report does not identify issues with the north west corridor.

Sustainability implications:

The report deals extensively with sustainability of local government as a whole within Western Australia. There are no particular issues for the City of Joondalup.

Consultation:

The government is seeking feedback on the Advisory Board's report.

COMMENT

Not applicable.

ATTACHMENTS

Attachment 1 Executive Summary and Recommendations from Report

VOTING REQUIREMENTS

Simple majority.

RECOMMENDATION

That Council ENDORSES a submission being forwarded to the State Government along the lines presented in this report as the City of Joondalup's submission to the report of the Local Government Advisory Board.

Appendix 3 refers

To access this attachment on electronic document, click here: [Attach3brf200606.pdf](#)

ITEM 4 COMMON SEAL CLAUSE – [15876]

WARD: All

RESPONSIBLE DIRECTOR: Mr Ian Cowie
Governance and Strategy

PURPOSE

For the Council to give consideration to altering the wording for the common seal clause of the City of Joondalup.

EXECUTIVE SUMMARY

Upon the creation of the City of Joondalup on 1 July 1998, the Council adopted a Common Seal clause that would be affixed to various documents as required by legislation.

The common seal clause refers to it being affixed following a resolution of the Council. There are circumstances that the common seal is affixed without a resolution of the Council, for example entering into a contract for a tender that has been awarded under delegated authority.

It is suggested that the common seal clause be amended to reflect the day-to-day operations of the City of Joondalup.

BACKGROUND

The City of Joondalup was created as a result of a Governor's Order on 1 July 1998, which divided the former City of Wanneroo into two (2) new local governments, the City of Joondalup and the then Shire (now City) of Wanneroo.

Following the Order to split the former City of Wanneroo, a special meeting of the Councils was held on 1 July 1998 during which a number of key decisions were made in order to establish the new local governments. One of those decisions was to adopt the common seal clause of each local government. The City of Joondalup resolved on 1 July 1998 as follows:

That the Joint Commissioners adopt the Common Seal

of the City of Joondalup as laid on the table and forming Appendix 1 hereto;

Clause as follows:

"The Common Seal of the City of Joondalup was hereunto affixed by the authority of a resolution of the Council in the presence of:

MAYOR

CHIEF EXECUTIVE OFFICER

A copy of the 'appendix 1' referred to in the above resolution is attached.

DETAILS

Issues and options considered:

The options available to the Council are to either: -

- Retain the existing common seal clause; or
- Amend the common seal clause to reflect the operations of the City.

Link to Strategic Plan:

Not applicable.

Legislation – Statutory Provisions:

Section 2.5(2) and (3) of the Local Government Act 1995 states:

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

The Butterworth's Australian Legal Dictionary defines the act of sealing as:

“The affixation, attachment, or impression of a seal upon a deed, accompanied by the performance of some act by the party to be bound that expressly or impliedly acknowledges the seal to be their’s.”

It further states that:

“The affixing of a company seal on a document has an effect similar to the signature of a natural person.”

Legal advice has indicated that the standard sealing clause by local governments requires the common seal to be affixed in the presence of those witnessing the document.

Risk Management considerations:

The risk is that the common seal may not always reflect the current process followed when affixing it.

Financial/Budget Implications:

Not applicable.

Policy implications:

There is no policy relating to the affixing of the common seal.

Regional Significance:

Contact was made with various local governments, which indicated that the common seal clause amongst local governments is not consistent. All were signed/witnessed by the Mayor and Chief Executive Officer. For example:

City of Perth

The common seal of the City of Perth was hereunto affixed by the authority of Council.

City of Melville

The common seal of the service provider was affixed in the presence of:

City of Wanneroo

The common seal of the City of Wanneroo was hereunto affixed in accordance with its constitution in the presence of:

City of Stirling

Dated the day of

The common seal of the City of Stirling was hereunto affixed by authority of a resolution of the Council in the presence of:

Sustainability implications:

Not applicable.

Consultation:

Not applicable

COMMENT

There are instances where the common seal of the City of Joondalup is not always affixed by authority of a resolution of the Council. There may be instances where the Chief Executive Officer has the legal capacity to affix the common seal to a deed without a resolution being carried by the Council. For example, the affixing of the common seal to a successful tenderer where the tendered amount was within the delegated authority of the Chief Executive Officer.

As a result of those circumstances it is suggested that the common seal clause be amended to reflect those circumstances and not be as specific in the wording.

ATTACHMENTS

Attachment 1 – copy of Common Seal clause as adopted by the Council on 1 July 1998.

VOTING REQUIREMENTS

Simple Majority

RECOMMENDATION

That the Council, AMENDS its decision of 1 July 1998 relating to the Common Seal clause of the City of Joondalup to now read as follows:

Dated the day of (month)/(year)

The Common Seal of the City of Joondalup was hereunto affixed in the presence of:

MAYOR

CHIEF EXECUTIVE OFFICER

Appendix 4 refers

To access this attachment on electronic document, click here: [Attach4brf200606.pdf](#)

ITEM 5 LIST OF PAYMENTS MADE DURING THE MONTH OF MAY 2006 – [09882]

WARD: All

RESPONSIBLE DIRECTOR: Mr Mike Tidy
Corporate Services

PURPOSE

To present to Council the list of accounts paid under the CEO's delegated authority during the month of May 2006 to note.

EXECUTIVE SUMMARY

This report presents the list of payments made under delegated authority during the month of May 2006, totalling \$5,848,135.05.

It is recommended that Council NOTES the CEO's list of accounts for May 2006 paid under delegated power in accordance with regulation 13 (1) of the Local Government (Financial Management) Regulations at Attachments A and B to this Report, totalling \$5,848,135.05.

BACKGROUND

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

DETAILS

The table below summarises the payments drawn on the funds during the month of May 2006. A list detailing the payments made is appended as Attachment A. The vouchers for the month are appended at Attachment B.

FUNDS	DETAILS	AMOUNT
Municipal Account	Cheques 75308 - 75630 EFT 6234 - 6584 net of cancelled payments Vouchers – 156A-157A, 159A – 163A	\$3,836,964.24 \$2,011,170.81
Trust Account		Nil
		\$5,848,135.05

Issues and Options Considered:

Not Applicable

Link to Strategic Plan:

Strategy 4.1.1 – Ensure financial viability and alignment to plan.

Legislation – Statutory Provisions:

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

Risk Management Considerations:

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

Financial/Budget Implications:

All expenditure from the Municipal Fund was included in the 2005/06 Annual Budget as revised by Council at its meeting of 21 February 2006, or approved in advance by Council.

Policy Implications:

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

Sustainability Implications:

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

Consultation:

In accordance with Section 6.2 of the Local Government Act 1995, the annual budget was prepared having regard to the Strategic Financial Plan 2005/06-2008/09 which was advertised for a 30 day period with an invitation for submissions in relation to the plan.

COMMENT

All expenditure included in the list of payments is in accordance with the 2005/06 Annual Budget as revised by Council at its meeting of 21 February 2006, or has been authorised in advance by Council where applicable.

ATTACHMENTS

Attachment A	CEO's Delegated Payment List for the month of May 2006
Attachment B	Municipal Fund Vouchers for the month of May 2006

VOTING REQUIREMENTS

Simple majority.

RECOMMENDATION

That Council NOTES the CEO's list of accounts for May 2006 paid under delegated power in accordance with regulation 13 (1) of the Local Government (Financial Management) Regulations 1996 forming Attachments A and B to this Report, totalling \$5,848,135.05.

Appendix 5 refers

To access this attachment on electronic document, click here: [Attach5brf200606.pdf](#)

ITEM 6 NEGOTIATED PLANNING SOLUTION – BUSH FOREVER – LOT 118 MINDARIE – [41196]

WARD: All

RESPONSIBLE DIRECTOR: Mr Mike Tidy
Corporate Services

PURPOSE

To advise of the history of a negotiated planning solution with the West Australian Planning Commission (WAPC) for Lot 118 Mindarie (part owned by the City of Joondalup as a participant in the Tamala Park Regional Council) and to seek approval for transfer of portion of Lot 118 west of Marmion Avenue for a nominated compensation payment.

EXECUTIVE SUMMARY

After a long period of negotiation, proposals to commence the urban development of Lot 118 Mindarie are now coming to a head. Earlier this year the creation of Tamala Park Regional Council (TPRC) was finalised and it now has control of Lot 118. A negotiated planning solution has been arrived at that will provide for:

- 1 Retention of part of the residential land west of Marmion Avenue for urban development.
- 2 Rezoning of rural land east of Marmion Avenue to Deferred Urban.
- 3 Agreement to consider adjustment of public open space boundaries west of Marmion Avenue depending upon the logic of structure planning undertaken by the local authority owners.
- 4 Agreement to exchange State Government land for local government owner (POS) land for inclusion in an urban development.
- 5 Compensation payments for part of the land prior to June 2006.

Council as a participant in the TPRC now needs to consider and resolve a number of issues for the proposal to be progressed.

It is recommended that Council:

- 1 *BY AN ABSOLUTE MAJORITY AUTHORISES the WAPC to make the payment of the land transfer consideration due to the City of Joondalup direct to the Tamala Park Regional Council as provided in clause 8.1 of the Tamala Park Regional Council Establishment Agreement subject to:*
 - (a) *Preparation of a transfer document in the form required for a (net of GST) consideration payment of \$15,887,156;*
 - (b) *The provision of letters from WAPC agreeing:*
 - (i) *To prepare and implement a management plan for the land to be transferred by the local authorities to the WAPC, west of Marmion Avenue;*
 - (ii) *To the fencing of the subject land along Marmion Avenue;*
 - (iii) *In consideration of the large adjacent coastal conservation reserve being assembled, including 89.175 hectares of land from Lot 118, that*

POS provision within the residual 30 hectares of residential land west of Marmion Avenue be 5% in lieu of the normal 10% POS provision;

- (iv) Agreement that in the event the land transferred to the WAPC from Lot 118 is no longer required for POS or Bush Forever Policy purposes that the landowners will have the right to reacquire the land at a value that reflects the same zoning used to establish the consideration for the now proposed purchase by the WAPC;*
 - (v) Agreement that an environmental assessment will not be required for the remaining residential land in Lot 118 west of Marmion Avenue;*
 - (vi) That the WAPC will objectively consider removal of areas 5, 16 and 4 from POS/Bush Forever reservation if the logic for excision is adequately established by the owners at the time of preparing a Structure Plan for development of the urban land east of Marmion Avenue;*
 - (vii) That the WAPC will facilitate a land exchange of areas 11 and 19 for POS land within Lot 118, or alternatively a first option for purchase by the local authority owners of Lot 118 for inclusion in a Structure Plan for all of the urban land east of Marmion Avenue and east of the Mitchell Freeway;*
- (c) All documentation and consideration payments be programmed for completion prior to 30 June 2006;*

2 *AUTHORISES the signing and sealing of the transfer document, acknowledgement of conditions as outlined in paragraph 1(b) and other such documentation as may be required to transfer the land subject of the survey plan referred to in this item being 89.1765 hectares of the Lot 118 Mindarie land parcel and being part of Lot 118 on deposited plan 28300 which is contained in Certificates of Title 2213 Folios 691 – 697 inclusive:*

- Certificate of Title Volume 2213 Folio 691 – City of Perth, one undivided twelfth share*
- Certificate of Title Volume 2213 Folio 692 – Town of Cambridge, one undivided twelfth share*
- Certificate of Title Volume 2213 Folio 693 – Town of Victoria Park, one undivided twelfth share*
- Certificate of Title Volume 2213 Folio 694 – Town of Vincent, one undivided twelfth share*
- Certificate of Title Volume 2213 Folio 695 – City of Stirling, four undivided twelfth shares*
- Certificate of Title Volume 2213 Folio 696 – City of Joondalup, two undivided twelfth shares*
- Certificate of Title Volume 2213 Folio 697 – City of Wanneroo, two undivided twelfth shares*

3 *AUTHORISES the necessary applications for balance Certificate of Titles following transfer of the land to the WAPC;*

4 *AUTHORISES the consequential GST invoice and other documentation necessary for completion of the transaction.*

BACKGROUND

In 1998 the State Government proposed a Bush Plan policy to preserve typical remnant examples of natural bushland in different soil and topography along the coastal plain extending from the ocean to the Darling scarp.

The Bush Plan policy was widely advertised and the subject of an extensive consultation period.

In 2002 a revision of Bush Plan produced the Bush Forever policy document which has since resulted in a number of Bush Forever conservation areas being included in the Metropolitan Region Scheme (MRS) through Scheme Amendment 1088/33A.

A statement of planning policy supports Bush Forever. This involves the Department of Planning & Infrastructure (and other statutory agencies as necessary) to ensure that Bush Forever policy outcomes will be achieved.

Bush Forever sites have been progressively secured through a number of processes. In the case of Lot 118 Mindarie it was originally proposed that some 300 hectares be reserves. Following initial negotiations, this figure has reduced and current proposals are for approximately 268 hectares of Lot 118 Mindarie to be reserved under Bush Forever policy or as public open space under the MRS.

Bush Forever policy facilitates the Government preventing development of land. The Government can achieve this outcome without acquiring the land or paying compensation to the landowner.

Notwithstanding the above, the Government has sought to have Bush Forever conservation areas transferred to public ownership and is achieving this goal through a combination of planning conditions, compulsory purchase, negotiated purchase and negotiated planning solutions which involve combinations of some or all of these elements.

In the case of Lot 118 Mindarie, a negotiated planning solution has been proposed. The elements of the solution have been developed over several years of negotiation. This has involved representatives of all of the owner local governments supported by decisions of the Councils of the owner local governments.

DETAILS

The principal elements of the negotiated planning solution for Lot 118 Mindarie are as follows:

- 1 Retention of part of the residential land west of Marmion Avenue for urban development.
- 2 Rezoning of rural land east of Marmion Avenue to Deferred Urban.
- 3 Agreement to consider adjustment of public open space boundaries west of Marmion Avenue depending upon the logic of structure planning undertaken by the local authority owners.
- 4 Agreement to exchange State Government land for local government owner (POS) land for inclusion in an urban development.
- 5 Compensation payments for part of the land prior to June 2006.

The TPRC was recently established for the primary purpose of developing the urban portion of Lot 118 Mindarie. All seven local authority owners have approved the TPRC Establishment Agreement. The owners are also participants in the TPRC.

The development proposal for which the TPRC was established is predicated on the assumption that the compensation, from the negotiated planning solution with the Government, for the acquisition of land west of Marmion Avenue will be received in 2006. The funding plan under this proposal is for all the required seed funding for the TPRC from 1 July 2006 to be provided by the compensation payment. There is not intended to be any requirement for contributions from participants following 1 July 2006.

Issues and options considered:

Bush Forever Compensation Payments (Clause 8.1 of the Establishment Agreement)

Under the current ownership arrangements any compensation paid by the Government would need to be paid individually to each participant in the TPRC. To facilitate the proposal outlined above, therefore, each participant needs to ensure that the amount of the Government's payment or payments of compensation to that participant under the Bush Forever Policy in respect of their portion of ownership of Lot 118 is:

- (a) Authorised to be paid directly to the TPRC; or
- (b) Is agreed to be paid by the participant to the TPRC within 14 days of:
 - The payment being received from the Government by the participant; or
 - The operative date

whichever occurs the later.

Whelans, town planners and surveyors, have been commissioned to complete the survey of the land west of Marmion Avenue that will transfer to the WAPC. The survey plan has been completed and lodged for approval. The precise area that will transfer is 89.1765 hectares.

All of the local government owners will be required to sign the transfer documents and agree the additional conditions relating to the negotiated planning solution. Ownership by the local authorities is joint tenant ownership in the following shares:

Council	Project Shareholding Joint Development Shares
Town of Cambridge	1/12
City of Perth	1/12
Town of Victoria Park	1/12
Town of Vincent	1/12
City of Joondalup	2/12
City of Wanneroo	2/12
City of Stirling	4/12

Compensation Payment Amount – West of Marmion Avenue

The Valuer General was appointed to undertake valuations of the different parcels of land involved in the overall negotiated planning solution. Copies of the composite and individual parcel valuations have previously been supplied to each of the local government owners.

For the compensation negotiations for land on the west of Marmion Avenue the owners valuation which formed the basis of negotiation indicated that the amount that should be paid by WAPC in respect of residential zoned land was \$14,926,818. This valuation included GST at the margin scheme (this is a formula for determining GST applicable to land development transactions), which implied a non-rebateable payment of tax by the owners.

The rural land valuation was \$1,060,338. The aggregate compensation claim was therefore \$15,987,156 including an owners liability for GST for residential land at the margin scheme.

The WAPC negotiation was initially \$14,533,778 with owners meeting residential land GST of \$447,883.

Further negotiations led to the WAPC accepting the owners gross figure of \$15,987,156. The WAPC also agreed to meet GST of \$106,034 for rural land with the owners still meeting the margin scheme GST liability of \$447,883.

A GST valuation was then commissioned on behalf of the owners. Research at this point discovered a number of complications in establishing the GST value to be applied to the land for which compensation payment was being made by the WAPC.

Put simply, the complications were as follows:

- Previous GST rulings indicated that a GST valuation as at 1 July 2002, for the part of land subject of compensation should be calculated using an average value of the whole land parcel. In this instance all but 60 hectares of the 432 hectare site was zoned Rural in 2002. The average per hectare value over the whole of the land was therefore very low.
- The negotiated planning solution was based on a series of averages. Firstly, the average of a 60-hectare parcel of land for the purpose of establishing unit rates. Secondly, an average 30% of residential land that would be given up free of cost and lastly an average of 11.7854 hectares for which compensation would be paid. Neither the 30% or 11.7854 hectare components was (or needed to be) defined as a specific land parcel for the purpose of establishing compensation but could need to be defined for the purpose of establishing a GST valuation as at 1 July 2002. This could be quite problematic as it could then require further current values to be ascertained to establish the margin applying to the specified land parcels.
- Following on from the above, a preliminary calculation indicated that GST payable by the owners under the margin scheme could be somewhere between \$800,000 and \$1.2M which was considerably more than the initial estimate of \$447,883.
- A special GST ruling to endeavour to reduce the margin scheme GST would likely take some 6-8 months to obtain because of the complications outlined above. The GST valuation to support an application for the ruling was likely to take a considerable time to produce and would cost a considerable sum (the original valuation cost \$24,000).
- The Valuer General's Office has been asked for advice on how best to proceed with the valuation issues involved in calculation of the GST applicable using the margin scheme. The Valuer General has advised that the issues are such that the most expeditious and certain course of action would be to renegotiate the basis for compensation payments by the WAPC.

In consideration of all of the above, negotiations recommenced with the WAPC proposing that the WAPC agree that GST should be payable at the rate of 10% for all land. The valuation figure of \$15,987,156 would still be the basis for payment to the local authority owners. In consideration of the WAPC agreeing to a vendor's election to have GST apply at the full 10% (notwithstanding the valuation being established on the margin scheme). The net valuation figure to be paid would be reduced by \$100,000 to \$15,887,156.

The net result of these adjustments is that the local authorities would provide a GST invoice to the WAPC for an amount of \$1,588,715 and the WAPC would receive a rebate of the GST paid to, the local authorities in a subsequent month's Business Activity Statement (BAS). The owners negotiation would result in an additional net receipt of \$347,883, compared with the previous negotiated best position when the owners remained liable to pay \$447,883 GST under the margin scheme.

The WAPC has agreed to the net payment of \$15,887,156 to the local authority owners and has agreed to make the payment prior to 30 June 2006, subject to completion of transfer documents and an associated exchange of letters to recognise the additional elements of the Negotiated Planning Solution.

Link to Strategic Plan:

Key Focus Area 4 – Organisational Development

4.1 To manage the business in a responsible and accountable manner

4.1.1 Ensure financial viability and alignment to plan

Legislation – Statutory Provisions:

The proposed land transaction constitutes a major land transaction in accordance with the requirements of section 3.59 of the Local Government Act 1995. The land is controlled by the TPRC and in accordance with section 3.66 the TPRC is bound by all of the provisions of section 3.59 as if it were a local government. All of the requirements of the business plan have been completed and all of the seven local authorities have formally resolved to proceed with implementation of the Plan.

Risk Management considerations:

There has been no formal external risk assessment of this project, however, all of the development options in relation to the portion of Lot 118 on the western side of Marmion Avenue have been thoroughly evaluated. The negotiated planning solution has mitigated most of the broader Government agency and environmental issues. With very strong market demand, no holding costs associated with the land and all of the seed capital for the project being provided by the compensation for the Bush Forever land the financial risks associated with the proposal are very low.

Financial/Budget Implications:

Settlement of compensation by 30 June 2006 will obviate any necessity for any participant of the TPRC to provide budget funds to support the TPRC in 2006/07 and subsequent years.

The TPRC Establishment Agreement provides that the compensation for land received from the Government can be paid either direct to the TPRC, if the participant so authorises, or be subsequently paid by the participant to the TPRC. In either case the necessary accounting transactions will reflect the disposal of the property in the City's accounts.

The cashflow projections predict a return to Council 10 quarters after approval of the structure plan. This is currently before the City of Wanneroo. There will therefore be no positive financial impact for the City of Joondalup for the next two financial years.

Policy implications:

Not Applicable

Regional Significance:

Settlement of compensation and the first part of a negotiated planning solution with the Government will facilitate progress with the urban development of part of the land allocated for development by the TPRC. The urban development of the land will work in with State and City of Wanneroo development strategies for the Perth northern corridor and will commence the process through which funds will be generated from the urban development for the benefit of the participants of the TPRC.

Sustainability implications:

The negotiated planning solution in respect of the portion of Lot 118 west of Marmion Avenue, that is to be transferred to the WAPC, represents a superior sustainable outcome than previously expected. As a consequence the land that will comprise the Bush Forever site will be better consolidated and therefore more manageable with better integration with bushland corridors and the linkage ultimately to Neerabup National Park

Consultation:

Local governments are required to give notice of land transactions in excess of \$1M through the process of preparing and publishing a business plan. The business plan has been completed, advertised, submissions received and all of the seven (7) local governments have formally resolved to proceed with implementation of the Plan. There is therefore no additional formal consultation required.

COMMENT

Since negotiations commenced for the Bush Forever negotiated planning solution, the following (in order) has been achieved.

Land West of Marmion Avenue

- (a) Securing 27.4 hectares of residential land for urban development – increased from nil in initial Bush Forever proposals.
- (b) Increase from 27.4 hectares to 30.48 hectares for residential development.
- (c) Agreement for offset of normal POS requirements of 10% against POS provided in adjacent reserves – reducing overall POS requirement to 5%.
- (d) Agreement by Western Australian Planning Commission (WAPC) to implement a coastal foreshore management plan for land ceded by local authority owners.
- (e) Agreement by WAPC to fence the entire coastal management reserve.
- (f) Agreement by WAPC to pay compensation for all residential land in excess of 30% - which is a minimum retention under Bush Forever.
- (g) Agreement to use compensation values averaged over the whole of the residential land rather than the specific area ceded. This has increased average compensation per hectare from \$1,115,000 to \$1,269,000.
- (h) Agreement to meet part of the local authority's valuation costs.
- (i) Agreement to the local authority owner valuation.
- (j) Agreement to compromise GST payments under the margin scheme – which was the basis for the owner valuation.

Land East of Marmion Avenue

- (a) Rezoning of 90 hectares of POS to public utility purposes and exclusion of most of this area from Bush Forever.
- (b) Rezoning of 135 hectares from Rural to Urban Deferred under MRS Amendment 992/33.
- (c) Agreement to future consideration for areas 5, 16 and 4 (see attached plan) to be excised from POS reservation depending upon cogent argument in structure planning.
- (d) Agreement to a potential exchange of areas 19 and 11 for offset against future compensation payable by the State Government for area 1 and potentially other areas excepting 10 and 7 when these areas are due for transfer to the State as MRS - POS.

In all of the circumstances it is now advantageous for the local authority owners to complete formalities and to work to ensuring receipt of compensation funds by 30 June 2006.

The recommendations below are designed to facilitate completion of all documentation without the need for further reference to the Council.

ATTACHMENTS

Attachment 1 Area Calculation Plan
Attachment 2 Survey Plan Land for Transfer to WAPC

VOTING REQUIREMENTS

Absolute Majority

RECOMMENDATION

That Council:

- 1 BY AN ABSOLUTE MAJORITY AUTHORISES the West Australian Planning Commission (WAPC) to make the payment of the land transfer consideration due to the City of Joondalup direct to the Tamala Park Regional Council as provided in clause 8.1 of the Tamala Park Regional Council Establishment Agreement subject to:**
 - (a) Preparation of a transfer document in the form required for a (net of GST) consideration payment of \$15,887,156;**
 - (b) The provision of letters from WAPC agreeing:**
 - (i) To prepare and implement a management plan for the land to be transferred by the local authorities to the WAPC, west of Marmion Avenue;**
 - (ii) To the fencing of the subject land along Marmion Avenue;**
 - (iii) In consideration of the large adjacent coastal conversation reserve being assembled, including 89.175 hectares of land from Lot 118, that POS provision within the residual 30 hectares of residential land west of Marmion Avenue be 5% in lieu of the normal 10% POS provision;**
 - (iv) Agreement that in the event the land transferred to the WAPC from Lot 118 is no longer required for POS or Bush Forever Policy purposes that the landowners will have the right to reacquire the land at a value that reflects the same zoning used to establish the consideration for the now proposed purchase by the WAPC;**
 - (v) Agreement that an environmental assessment will not be required for the remaining residential land in Lot 118 west of Marmion Avenue;**
 - (vi) That the WAPC will objectively consider removal of areas 5, 16 and 4 from POS/Bush Forever reservation if the logic for excision is adequately established by the owners at the time of preparing a Structure Plan for development of the urban land east of Marmion Avenue;**

- (vii) That the WAPC will facilitate a land exchange of areas 11 and 19 for POS land within Lot 118, or alternatively a first option for purchase by the local authority owners of Lot 118 for inclusion in a Structure Plan for all of the urban land east of Marmion Avenue and east of the Mitchell Freeway;
- (c) All documentation and consideration payments be programmed for completion prior to 30 June 2006;
- 2 **AUTHORISES** the signing and sealing of the transfer document, acknowledgement of conditions as outlined in paragraph 1(b) and other such documentation as may be required to transfer the land subject of the survey plan referred to in this item being 89.1765 hectares of the Lot 118 Mindarie land parcel and being part of Lot 118 on deposited plan 28300 which is contained in Certificates of Title 2213 Folios 691 – 697 inclusive:
- Certificate of Title Volume 2213 Folio 691 – City of Perth, one undivided twelfth share
 - Certificate of Title Volume 2213 Folio 692 – Town of Cambridge, one undivided twelfth share
 - Certificate of Title Volume 2213 Folio 693 – Town of Victoria Park, one undivided twelfth share
 - Certificate of Title Volume 2213 Folio 694 – Town of Vincent, one undivided twelfth share
 - Certificate of Title Volume 2213 Folio 695 – City of Stirling, four undivided twelfth shares
 - Certificate of Title Volume 2213 Folio 696 – City of Joondalup, two undivided twelfth shares
 - Certificate of Title Volume 2213 Folio 697 – City of Wanneroo, two undivided twelfth shares
- 3 **AUTHORISES** the necessary applications for balance Certificate of Titles following transfer of the land to the WAPC;
- 4 **AUTHORISES** the consequential GST invoice and other documentation necessary for completion of the transaction.

Appendix 6 refers

To access this attachment on electronic document, click here: [Attach6brf200606.pdf](#)

DETAILS

Issues and options considered:

The authorisation given by the Mayor on 24 May 2006 authorised expenditure up to \$450,000 to cover the costs of the hire of temporary generators and operating costs including fuel and purchase costs of replacement substation equipment. The hire of temporary generators was essential to keep the main administrative functions of Council operating albeit that there were a number of non essential services that were suspended, e.g. lifts. There were simply no other options or alternatives that would enable the administration to keep functioning at normal capacity.

The insurance claim has yet to be finalised. It is normal in these situations for an appropriate assessor to be appointed and for an investigation to be done as to the cause of the damage so that the claim can be properly determined. In the meantime however, whether the claim is going to be accepted or not the Council needed to commit to the provision of the emergency power supply and to the replacement of the substation equipment. In the circumstances there was really no other alternative to requesting the Mayor authorise in advance the expenditure in an emergency.

Link to Strategic Plan:

Not applicable.

Legislation – Statutory Provisions:

Section 6.8 of the Local Government Act 1995 provides for the Mayor in an emergency to authorise in advance expenditure that has not been included in the annual budget. The section further requires that where this emergency power is exercised it is to be reported to the next ordinary meeting of Council.

A copy of the full text of Section 6.8 is as follows -

6.8. Expenditure from municipal fund not included in annual budget

- (1) A local government is not to incur expenditure from its municipal fund for an additional purpose except where the expenditure —
 - (a) is incurred in a financial year before the adoption of the annual budget by the local government;
 - (b) is authorised in advance by resolution*; or
 - (c) is authorised in advance by the mayor or president in an emergency.

** Absolute majority required.*

- (1a) In subsection (1) —

“**additional purpose**” means a purpose for which no expenditure estimate is included in the local government’s annual budget.

- (2) Where expenditure has been incurred by a local government —
 - (a) pursuant to subsection (1)(a), it is to be included in the annual budget for that financial year; and
 - (b) pursuant to subsection (1)(c), it is to be reported to the next ordinary meeting of the council.

Risk Management considerations:

While there is nothing that can be done in relation to the incident that has occurred other than repairing and replacing the equipment, provision has been made in the 2006/2007 draft budget to provide funds for the first part of changing the power supply arrangements to the Civic Centre complex in order to mitigate the impact of major power faults in the future.

Financial/Budget Implications:

Notwithstanding that the Mayor's emergency authorisation provided for expenditure up to \$450,000 this level of expenditure would not be required. Not all of the invoices and final costs are known but at this point an initial purchase order has been issued for \$239,000 and it is expected that the total cost will not exceed \$300,000. This was assisted by the fact that the new equipment arrived slightly earlier than expected which meant that the temporary power supply equipment was not required for the full amount of the time originally estimated.

Assuming the insurance claim is accepted, and at this point there is no reason to expect that it will not be, Council will be able to recover these costs less the applicable excess. The excess can be covered by Council's normal maintenance budget for the Civic Centre.

Policy implications:

Not applicable.

Regional Significance:

Not applicable.

Sustainability implications:

Not applicable.

Consultation:

The Mayor was consulted in relation to the exercise of his emergency powers and was given a formal report and authorisation request, which forms attachment 1.

COMMENT

Not applicable.

ATTACHMENTS

Attachment 1 Authorisation by the Mayor of unbudgeted emergency expenditure in accordance with Section 6.8 of the Local Government Act 1995, dated 24 May 2006.

VOTING REQUIREMENTS

Simple majority.

RECOMMENDATION

That Council RECEIVES the report and endorses the action of the Mayor in authorising emergency expenditure in accordance with the provisions of Section 6.8 of the Local Government Act 1995, in order to provide emergency temporary power supply to the Civic Centre and to initiate the repair and replacement of the damaged sub station equipment supplying power to the Civic Centre.

Appendix 7 refers

To access this attachment on electronic document, click here: [Attach7brf200606.pdf](#)

ITEM 8 MINUTES OF MEETINGS OF THE CONSERVATION ADVISORY COMMITTEE HELD ON 29 MARCH AND 3 MAY 2006 – [12168]

WARD:	All
RESPONSIBLE DIRECTOR:	Mr David Djulbic Infrastructure and Operations

PURPOSE

To submit the unconfirmed minutes of the Conservation Advisory Committee Meetings held on 29 March 2006 and 3 May 2006 for endorsement by Council.

EXECUTIVE SUMMARY

The intention of this report is to inform Council of the proceedings of the Conservation Advisory Committee meetings held on 29 March 2006 and 3 May 2006.

The Committee resolved the following recommendations:

- 1 That the Conservation Advisory Committee requests Council to include information on feral bees on its website, with links to other organisations that explain the danger of feral bees to local biodiversity;
- 2 That the Conservation Advisory Committee requests Council to ensure adequate funds are available for feral bee removal from all Council controlled land including bushland reserves;
- 3 That the Conservation Advisory Committee requests Council to thank Council officers for their continued involvement in ongoing research with CALM and the Water Authority;
- 4 That the Conservation Advisory Committee requests Council to acknowledge Council's responsibility under Duty of Care to ensure that members of the community are not exposed to the danger of feral bees whilst on Council managed land, and that Council ensure their removal where practicable;
- 5 That the Conservation Advisory Committee requests Council to accept the nomination of Marjorie Apthorpe, a representative of the Joondalup Coast Care Forum, to the CAC;
- 6 That the Conservation Advisory Committee requests Council to note the resignation of Mike Norman, thank him and recognise his long service on the CAC for the last ten years;
- 7 That the Conservation Advisory Committee requests Council to note the resignation of Daniel Millan and thank Daniel for his contribution to the CAC;

It is recommended that Council:

- 1 *NOTES the unconfirmed Minutes of the Conservation Advisory Committee held on 29 March 2006 and 3 May 2006 forming Attachments 1 and 2 to this Report;*
- 2 *ENDORSES the Conservation Advisory Committee's requests for Council to include information on feral bees on its website with reference to other organisations that explain the danger of feral bees to local biodiversity;*
- 3 *ACKNOWLEDGES the Conservation Advisory Committee's requests for Council to ensure adequate funds are available for feral bee removal from all Council controlled land, including bushland reserves;*
- 4 *NOTES the Conservation Advisory Committee's request for Council to acknowledge Council's responsibility under Duty of Care to ensure that members of the community are not exposed to the danger of feral bees whilst on Council managed land, and that Council ensure their removal where practicable;*
- 5 *BY AN ABSOLUTE MAJORITY APPOINTS Marjorie Apthorpe, a representative of the Joondalup Coast Care Forum, to the Conservation Advisory Committee;*
- 6 *NOTES the resignation of Mike Norman, thank him and recognise his long service on the Conservation Advisory Committee for the last ten years;*
- 7 *NOTES the resignation of Daniel Millan, and thanks Daniel for his contribution to the Conservation Advisory Committee.*

BACKGROUND

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

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

DETAILS

At the 29 March 2006 CAC Meeting Mr Mike Norman resigned as the CAC Chairperson. At the 3 May 2006 meeting Mr Stephen Magyar was elected Chairperson and Mrs Marilyn Zakrevsky the Deputy Chairperson.

Mr Daniel Millan resigned from the CAC at 3 May 2006 meeting.

Two reports were tabled for discussion, the first being Feral Bees in Bushland Reserves. This report dealt with deleterious affects European Bees are having on the City's bushland reserves.

The second report tabled, titled Volunteers and Bushland Friends Groups, investigated the possibility that the Bushland Friends groups in the City be registered with Volunteering WA. The CAC Committee view this as a possible means to boost volunteer numbers for the various bushland rehabilitation projects being undertaken within the City.

Issues and options considered:**Link to Strategic Plan:**Key Focus Area

Caring for the environment.

Outcomes

The City is environmentally responsible in its activities.

Objectives

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

Strategies

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

Legislation – Statutory Provisions:

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

Risk Management considerations:

Not Applicable

Financial/Budget Implications:

Not Applicable

Policy implications:

Not Applicable

Regional Significance:

Not Applicable

Sustainability implications:Environmental

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

Social

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

Consultation:

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

COMMENT

The following comments are provided in regard to the Conservation Advisory Committee's recommendations:

- 1 That the Conservation Advisory Committee requests Council to include information on feral bees on its website, with links to other organisations that explain the danger of feral bees to local biodiversity.**

Officer's Comment:

It is considered that the City of Joondalup's website would be a suitable vehicle for providing the public with information on feral bees. Feral bees are found on occasions in all the City's reserves, and it is proposed that information regarding these bees should be provided to the public.

- 2 That the Conservation Advisory Committee requests Council to ensure adequate funds are available for feral bee removal from all Council controlled land including bushland reserves.**

Officer's Comment:

Currently feral bees found on road verges or posing a risk to park users are removed or destroyed. It is advised that in future where practical, and where suitable technology is available, bees are removed or destroyed whenever they are found on land managed by the City. This action would help protect biodiversity in the City, as well as protecting the public from the dangers posed by potential bee stings.

- 3 That the Conservation Advisory Committee requests Council to thank Council officers for their continued involvement in ongoing research with CALM and the Water Authority.**

Officer's Comment:

Noted.

- 4 That the Conservation Advisory Committee requests Council to acknowledge Council's responsibility under Duty of Care to ensure that members of the community are not exposed to the danger of feral bees whilst on Council managed land, and that Council ensure their removal where practicable.**

Officer's Comment:

Feral bees are currently removed in areas managed by the City where they may pose a threat to public safety, or in areas of bushland whereby they can be removed or destroyed practicably. It is envisaged that trials currently being undertaken by CALM will introduce new technologies that will allow local authorities to remove bees from inaccessible areas such as high in tree tops.

- 5 That the Conservation Advisory Committee requests Council to accept the nomination of Marjorie Apthorpe, a representative of the Joondalup Coast Care Forum, to the CAC.**

Officer's Comment:

The Conservation Advisory Committee Terms of Reference allow local bushland Friends Groups to nominate a representative for membership of the CAC. The CAC has nominated Ms Marjorie Apthorpe to represent the Joondalup Community Coast Care Forum. This nomination is in accordance with the CAC Terms of Reference.

- 6 That the Conservation Advisory Committee requests Council to note the resignation of Mike Norman, thank him and recognise his long service on the CAC for the last ten years.**

Officer's Comment:

Noted.

- 7 That the Conservation Advisory Committee requests Council to note the resignation of Daniel Millan and thank Daniel for his contribution to the CAC.**

Officer's Comment:

Noted.

ATTACHMENTS

- | | |
|--------------|--|
| Attachment 1 | Minutes of 29 March 2006 meeting of the Conservation Advisory Committee. |
| Attachment 2 | Minutes of the 3 May 2006 meeting of the Conservation Advisory Committee |

VOTING REQUIREMENTS

Absolute Majority

RECOMMENDATION**That Council:**

- 1 NOTES the unconfirmed Minutes of the Conservation Advisory Committee held on 29 March 2006 and 3 May 2006 forming Attachments 1 and 2 to this Report;**
- 2 ENDORSES the Conservation Advisory Committee's requests for Council to include information on feral bees on its website with reference to other organisations that explain the danger of feral bees to local biodiversity;**
- 3 ACKNOWLEDGES the Conservation Advisory Committee's requests for Council to ensure adequate funds are available for feral bee removal from all Council controlled land, including bushland reserves;**
- 4 NOTES the Conservation Advisory Committee's request for Council to acknowledge Council's responsibility under Duty of Care to ensure that members of the community are not exposed to the danger of feral bees whilst on Council managed land, and that Council ensure their removal where practicable;**

- 5 **BY AN ABSOLUTE MAJORITY APPOINTS Marjorie Apthorpe, a representative of the Joondalup Coast Care Forum, to the Conservation Advisory Committee;**
- 6 **NOTES the resignation of Mike Norman, thank him and recognise his long service on the Conservation Advisory Committee for the last ten years;**
- 7 **NOTES the resignation of Daniel Millan, and thanks Daniel for his contribution to the Conservation Advisory Committee.**

Appendix 8 refers

To access this attachment on electronic document, click here: [Attach8brf200606.pdf](#)

ITEM 9 WESTERN AUSTRALIAN PLANNING COMMISSION DRAFT STATEMENT OF PLANNING POLICY - NETWORK CITY – [22548]

WARD:	All
RESPONSIBLE DIRECTOR:	Mr Clayton Higham Planning and Community Development

PURPOSE

The purpose of this report is for Council to note the City's interim response to the Western Australian Planning Commission (WAPC) on the draft Statement of Planning Policy - Network City Community Planning Strategy for Perth and Peel, and to consider seeking a briefing on Network City from the WAPC prior to providing a final response on the matter.

EXECUTIVE SUMMARY

Network City is a planning initiative developed by the State government with community and stakeholder input to guide Perth's future development with an outlook to 2030.

The Western Australian Planning Commission (WAPC) has released a draft Statement of Planning Policy (SPP) to implement Network City. An SPP is primarily directed towards broad general planning and facilitating coordination of planning throughout the state or a particular region by Local Governments. If adopted, the SPP will implement Network City as the 'blueprint' for the future development of Perth and the Peel region.

The draft SPP was advertised from 27 March 2006 to 16 May 2006. As no Council meeting was held in May 2006, an interim response from the City was forwarded to the WAPC during the consultation period (Refer Attachment 1).

This report serves to inform Council of the draft SPP and the City's interim submission, and to allow an opportunity for Council's comments to be forwarded to the WAPC.

It is recommended that Council notes the attached submission to the WAPC as an interim response to the SPP. It is also recommended that Council seeks a briefing from the WAPC prior to providing a final response on the SPP.

BACKGROUND

The State Government develops and reviews strategies to plan for the growth and evolution of the Metropolitan Region. The most recent initiative promoted by the state is Network City.

Network City evolved from the 'Dialogue with the City' process held in September 2003 by the WAPC, a consultation exercise involving more than 1,100 Perth and Peel residents aimed at seeking sustainable ways to deal with the future planning of Perth and the Peel region.

Following 'Dialogue with the City', a representative group of approximately 100 of the participants from the community, local government and industry worked with the State Government on specialist committees to create the draft Network City document, published in September 2004.

The future directions outlined in Network City include:

- Managing urban growth through the staging of development;
- Providing the majority of new dwellings in existing urban areas;
- Developing local strategies and partnerships between state and local government;
- Promoting increased housing diversity;
- Revitalising existing suburbs and centres;
- Developing economic and employment strategies for growth corridors and centres;
- Protecting biodiversity and areas of environmental significance;
- Preparing transport plans aimed at reducing car dependency;
- Enhancing the safety and efficiency of transport corridors;
- Promoting transit-oriented developments; and
- Developing a whole-of-government approach to ensure all government agencies work together to achieve the strategy's outcomes.

After Network City was published in September 2004, the Department for Planning and Infrastructure (DPI) conducted a series of briefings and workshops, and sought public comment.

Council considered the WAPC's draft Network City: Community Planning Strategy for Perth and Peel on 14 December 2004 (CJ 339 – 12/04 refers) and resolved to:

- 1 *ADOPT the City of Joondalup's submission on the Western Australian Planning Commission's draft Network City: community planning strategy for Perth and Peel as prepared by the administration as the 'in principle' response of the City;*
- 2 *ADVISE the Western Australian Planning Commission that further community consultation is required and that a further submission following a Special Electors Meeting to be held in January 2005 will be made on Network City.*

A special meeting of electors was held on 11 January 2005 following receipt of a 106-signature petition from residents. A total of 17 resolutions were passed at this meeting. Council at its meeting on 22 February 2005 considered a report (CJ001 - 02/05 refers) on the Special Meeting of Electors.

In the period to February 2005, 246 individuals, groups and organisations made submissions to the WAPC, which were summarised and analysed by the WAPC. The WAPC has since published a response to the submissions in its statement, *Network City – A Milestone in Metropolitan Planning (November 2005)*. The statement included summary comments from all submissions, presented an analysis of the comments and explained the next steps that the WAPC intends to take, with its partners, in implementing the directions set by Network City.

The WAPC drew the following points from submissions:

- There is a high level of support for the vision, values, principles and key objectives and themes or headlines in Network City;
- There is concern expressed in relation to how the principles, strategies and actions will be implemented;
- New forms of partnerships are essential if Network City is to be delivered. This will involve the evolution of more systematic approaches to joined-up government and the continued development of processes that deliver outcomes based on the shared responsibility of all the stakeholders.

A briefing note has been distributed to Elected Members on Network City, and a copy of that note is placed in the Councillors' Reading Room for reference.

The WAPC intends to address the above points in three ways, as follows;

- Enhance existing and develop new advisory structures;
- Ensuring community access to the policy making process; and
- Building partnerships.

DETAILS

The WAPC has prepared the draft SPP to confirm that Network City will replace Metroplan (the former planning strategy for Perth) as the strategic planning instrument to guide development of Perth and Peel. The SPP confirms the primary status of the Network City Framework, Network City Action Plan and Network City: Community Planning Strategy for Perth and Peel as the metropolitan strategy for Perth and Peel.

The SPP sets out the vision, values, principles and eight 'headline statements' to guide planning decisions for Perth and Peel (refer Attachment 2).

The SPP also sets out the ways in which Network City will be used by the WAPC, and explains the WAPC's policy priorities and program of policy formulation. Nine priority tasks for policy making are identified, as follows:

- Detailing the metropolitan structure
- Determining local population, housing and job targets
- Managing growth
- Developing the activity centre concept
- Developing an activity corridor concept
- Developing the transport corridor concept
- Enhancing institutional structures and decision-making
- Relating sustainability to decision-making
- Accessing time, money and skills

Advancement of the above priority tasks have been allocated to existing and proposed new WAPC committees.

Issues and options considered:

Council, in considering the draft SPP, may choose either of the following options:

- Note the draft SPP.
- Note the draft SPP and endorse the City's submission.
- Note the draft SPP, endorse the City's submission and provide further comments to the WAPC.
- Note the draft SPP and provide alternative comments to the WAPC.

Link to Strategic Plan:

The City's submission on the draft SPP is supported by the following objective and strategy of the City's Strategic Plan 2003-2008:

Objective 3.1

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

Strategy 3.1.1

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

Legislation – Statutory Provisions:

A Statement of Planning Policy (SPP) is adopted under the Planning and Development Act 2005. It is directed primarily towards defining the principles and considerations that represent good and responsible planning in respect to a particular matter.

Risk Management considerations:

Not applicable

Policy implications:

An SPP is primarily directed towards broad general planning and facilitating coordination of planning throughout the state or a particular region by Local Governments. Local Town Planning Schemes are required to have due regard to any SPP which affects its district. If adopted, the SPP would have implications for the development of new policies, strategies, plans and schemes by the City of Joondalup as these would need to align with the SPP.

Regional Significance:

The SPP implements Network City and therefore it is regionally significant as it guides the future development of the greater Perth metropolitan area, including the City of Joondalup.

Sustainability implications:

One of Network City's main aims is to facilitate sustainable ways to deal with the future planning of the Perth metropolitan area. The SPP ensures that sustainability is linked to the future development and planning of the Perth metropolitan area.

Consultation:

The WAPC, as the author of the draft SPP, has sought comment on the SPP. The draft SPP was released for comment from 27 March to 16 May 2006 and distributed to all local governments within the Network City area, Western Australian Local Government Association (WALGA), industry and other groups registered with the WAPC (from previous Network City involvement) to receive information updates. The SPP was also posted on the WAPC website. Any public comments would be directed to the WAPC for its consideration.

As no Council meeting was held in May 2006, an interim response from the City was forwarded to the WAPC during the consultation period (refer Attachment 1). Contact has been with the WAPC formally requesting the opportunity to lodge a late submission from Council. It is suggested that Council requests a briefing on Network City and the associated SPP from the WAPC, prior to providing a final response on this issue.

COMMENT

As no Council meeting was held in May 2006 to receive a report on this matter and the closing date for submissions has now passed, a response from the City was forwarded to the WAPC during the consultation period (see Attachment 1).

The SPP implements Network City that guides the future planning and development of the greater Perth metropolitan area and affects both established and future communities.

As the basis to implement Network City, the draft SPP is supported in principle, and is consistent with Council's conditional support (CJ 339 – 12/04 refers) of the overarching vision, values, objectives and themes of Network City.

However, within the City's submission, the opportunity was taken to reiterate issues and concerns that Council had raised with respect to the level of detail provided, including the spatial (diagrammatic) plan that forms an integral part of Network City document.

Several of the stated strategies are required to be undertaken by local government to facilitate the implementation of Network City, including the review of local planning schemes and strategies.

The document does not adequately outline the stakeholder relationships or the mapping of how objectives and actions will be implemented at a local government level. Many of the actions contained within the document will ultimately be implemented through local government in liaison with other key stakeholders, particularly the WALGA.

There are concerns relating to human and financial resources that will be required to implement the plan, and how these resources will be secured at both a State and Local Government level.

It is suggested that the City's submission and any further submission from Council is also directed to the next available meeting of the North Zone of WALGA for consideration and the North West District Planning Committee.

Copies of previous Council reports and minutes pertaining to Network City will also be sent to the WAPC as part of the response on the Draft SPP.

ATTACHMENTS

Attachment 1	Comments Submitted to the WAPC on Draft Statement of Planning Policy Network City
Attachment 2	Draft Statement of Planning Policy Network City.
Attachment 3	Council Minutes CJ339-12/04
Attachment 4	Council Minutes CJ001-02/05

VOTING REQUIREMENTS

Simple majority

RECOMMENDATION

That Council:

- 1 NOTES the submission to the Western Australian Planning Commission on its draft Statement of Planning Policy: Network City as shown in Attachment 1 to this Report as an interim response.**
- 2 NOTES that the Western Australian Planning Commission have previously been provided with the following documents:**
 - Council Minutes CJ339-12/04 pertaining to Network City, which were endorsed by Council on 14 December 2004;**
 - Council Minutes CJ001-02/05, which were endorsed by Council at the 22 February 2005 meeting as a result of a Special Meeting of Electors held on 11 January 2005;**

- 3 REQUESTS that the Western Australian Planning Commission provides the Council with a presentation on the Draft Statement of Planning Policy and Network City, following which the Council will provide a final response from the City;**
- 4 REFERS the submission in point 1 to the next available meeting of the North Zone of the Western Australian Local Government Association and the North West District Planning Committee.**

Appendix 9 refers

To access this attachment on electronic document, click here: [Attach9brf200606.pdf](#)

ITEM 10 MONTHLY TOWN PLANNING DELEGATED AUTHORITY REPORT, DEVELOPMENT AND SUBDIVISION APPLICATIONS – APRIL AND MAY 2006 – [07032] [05961]

WARD: All

RESPONSIBLE DIRECTOR: Mr Clayton Higham
Planning and Community Development

PURPOSE

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

EXECUTIVE SUMMARY

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

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

The normal monthly report on Town Planning Delegations identifies:

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

This report provides a list of the development and subdivision applications determined by those staff members with delegated authority powers during the months of April and May 2006 (see Attachment 1 and 2 respectively) for those matters identified in points 1-3 above.

BACKGROUND

The number of development and subdivision applications determined for April and May 2006 under delegated authority and those applications dealt with as an “R-code variations for single houses” for the same period are shown below:

Approvals Determined Under Delegated Authority – Month of April 2006		
Type of Approval	Number	Value (\$)
Development Applications	60	\$5,415,837
R-Code variations (Single Houses)	30	\$ 497,782
Total	90	\$5,913,619

Approvals Determined Under Delegated Authority – Month of May 2006		
Type of Approval	Number	Value (\$)
Development Applications	157	\$18,775,996
R-Code variations (Single Houses)	37	\$ 904,255
Total	194	\$19,680,251

In addition, there were 3 development applications determined by Council during April with no Council Meeting occurring in May.

The number of development applications received in April and May 2006 was 193. (This figure does not include any applications that may become the subject of the R-Code variation process).

Subdivision Approvals Determined Under Delegated Authority – Month of April 2006		
Type of Approval	Number	Potential new Lots
Subdivision Applications	1	1
Strata Subdivision Applications	3	6

Subdivision Approvals Determined Under Delegated Authority – Month of May 2006		
Type of Approval	Number	Potential new Lots
Subdivision Applications	3	74
Strata Subdivision Applications	5	23

Suburb/Location: All
Applicant: Various – see attachment
Owner: Various – see attachment
Zoning: **DPS:** Various
MRS: Not Applicable

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

DETAILS

Issues and options considered:

Not Applicable

Link to Strategic Plan:

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

Legislation – Statutory Provisions:

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

Risk Management considerations:

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

Financial/Budget Implications:

Not Applicable

Policy implications:

Not Applicable

Regional Significance:

Not Applicable

Sustainability implications:

Not Applicable

Consultation:

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

Of the 217 development applications determined during April and May 2006, consultation was undertaken for 62 of those applications. Of the 12 subdivision applications determined during April and May 2006, no applications were advertised for public comment, as the proposals complied with the relevant requirements.

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

COMMENT

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

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

ATTACHMENTS

Attachment 1 April and May 2006 decisions – Development Applications
Attachment 2 April and May 2006 decisions – Subdivision Applications

VOTING REQUIREMENTS

Simple Majority

RECOMMENDATION**That Council NOTES:**

- 1 the determinations made under Delegated Authority in relation to the development applications described in Attachment 1 to this Report for the months of April and May 2006;**
- 2 the determinations made under Delegated Authority in relation to the subdivision applications described in Attachment 2 to this Report for the months of April and May 2006.**

Appendix 10 refers

To access this attachment on electronic document, click here: [Attach10brf200606.pdf](#)

ITEM 11 APPLICATION FOR PLANNING APPROVAL OF A TEMPORARY LAND SALES OFFICE ON PROPOSED LOTS 63 – 65 EXETER STREET, HILLARYS – [37586]

WARD: South-West

RESPONSIBLE Mr Clayton Higham
DIRECTOR: Planning and Community Development

PURPOSE

The purpose of the report is to request Council's determination of an application for planning approval for a temporary land sales office on proposed Lots 63 – 65 Exeter Street, Hillarys.

EXECUTIVE SUMMARY

The purpose of the land sales office is to market the 'C-Air' residential subdivision, which was approved by the Western Australian Planning Commission (WAPC) in December 2004.

The proposed land sales office is a transportable building to be located adjacent to the public open space at the southern end of the subdivision. The applicant proposes to locate the transportable building on-site for a period of up to six months.

A "Land Sales Office" is a use class not listed under District Planning Scheme No 2 (DPS2) or identified in the Cook Avenue Structure Plan (the Structure Plan). Pursuant to Clause 3.3 of DPS2, it is recommended that Council resolve that the proposed use is consistent with the objectives and purposes of the Urban Development Zone and therefore, is a permitted or "P" land use under Clause 3.3(a).

Subject to Council resolving that the unlisted land use is a permitted or "P" use under Clause 3.3(a) of the DPS2, it is recommended that the proposal be approved with conditions.

BACKGROUND

Suburb/Location:	Proposed Lots 63 – 65 Exeter Street, Hillarys
Applicant:	Pindan Pty Ltd
Owner:	Investa Residential Pty Ltd
Zoning:	DPS: Urban Development
	MRS: Urban
Site Area:	667m ²
Structure Plan:	Cook Avenue (C-Air Housing Development) Structure Plan

The subject site is located internally within the 'C-Air' housing development, an 87 lot residential subdivision with associated public open space. The WAPC approved the subdivision bounded by Cook Avenue, Willandra Drive, New England Drive and Ferndene Mews, Hillarys on 6 December 2004.

The lot on which the temporary land sales office will be located is within Stage Four of the development, for which the developer has yet to seek subdivision clearance (refer to attachment 1). When the lots within Stage Four are created, the land sales office will be located on Lot 65 Exeter Street with an associated five bay car park on Lots 63 and 64

Exeter Street. All three lots will ultimately be sold to allow for the development of single houses.

Council has determined previous applications for land sales offices in other areas as being an ‘unlisted use’. That is, a use of the land for a purpose that is not specifically mentioned in Table 1 – The Zoning Table of DPS2 and cannot be reasonably determined as falling within the interpretation of one of the use categories. The most recent of these decisions was at the February 2006 Council meeting where a land sales office at Burns Beach was determined as being an unlisted use.

DETAILS

The proposed transportable building is 6.0 metres in length, 4.2 metres in width and 2.6 metres in height and will be used as an office for land sales, for a period of up to six months. The main purpose of the Land Sales Office is to serve as a point for meeting and liaising between the developer’s sales agents and prospective clients.

The applicant has advised that the location of the office on the future Lot 65 Exeter Street was chosen as this location will ensure that its visibility from surrounding streets is kept to a minimum.

The positioning of the proposed office on the lot complies with the City’s requirements for setbacks to non-residential buildings as stipulated in clause 4.7.1 of DPS2, as shown below:

REQUIRED	PROVIDED	COMPLIANCE
Minimum Front Setback 9.0 metres	9.0 metres	Yes
Minimum Side Setback 3.0 metres	3.0 metres	Yes
Minimum setback to a Secondary Street 3.0 metres	3.0 metres	Yes

Issues and options considered:

Council is required to determine whether the proposed land use is an unlisted land use class under clause 3.3 of the DPS2. If Council determines it to be a listed use class, the application must be determined in accordance with the permissibility of that use under the Structure Plan. However, if it is considered that the proposed use is a use class not listed, Council then needs to determine whether the proposal meets the objectives and purpose of the Urban Development Zone and therefore, if the proposed use:

- (i) is a permitted land use;
- (ii) may be consistent with the objectives and intent of the zone, and advertising of the proposal is required before a decision can be made on the development application;
or
- (iii) is a prohibited land use.

Secondly, having determined the land use classification, Council is then required to make a determination on the application for Planning Approval.

Consultation:

The proposal was not advertised to adjoining and nearby landowners for the following reasons:

- the proposed use is temporary only (six months);
- the developer owns all the surrounding lots and there are currently no residents for the proposal to impact on.

Link to Strategic Plan:

The Strategic Plan includes a strategy to provide residential living choices to meet the changing demographic needs of the community. The Structure Plan provides for a variety of housing types with a range of lot sizes. Approval of an on-site land sales office will help facilitate the provision of this housing.

Legislation – Statutory Provisions:

The subject site is zoned 'Urban Development' under DPS2, which requires that no subdivision or development be carried out until a structure plan has been prepared and adopted under the provisions of Part 9 of DPS2.

The subject site is located within the Structure Plan area, which was adopted by Council on 8 June 2004 and certified by the Western Australian Planning Commission on 28 September 2004.

Under Clauses 9.8.3, and Part 9 of DPS2, the Structure Plan has the same force and effect as a provision, standard or requirement of the Scheme. If a variation to the Structure Plan is sought, planning approval must be sought by way of a development approval application to the Council. As the Structure Plan provides only for residential development in the form of single houses and grouped dwellings, a land sales office is, in effect, an unlisted land use.

With regard to a land sales office being an unlisted use, Clause 3.3 of DPS2 states:

If the use of the land for a particular purpose is not specifically mentioned in the Zoning Table and cannot reasonably be determined as falling within the interpretation of one of the use categories the Council may:

- determine that the use is consistent with the objectives and purposes of the particular zone and is therefore permitted; or*
- determine that the proposed use may be consistent with the objectives and purpose of the zone and thereafter follow the procedures set down for an 'A' use in Clause 6.6.3 in considering an application for planning approval; or*
- determine that the use is not consistent with the objectives and purposes of the particular zone and is therefore not permitted.*

The town planning delegation notice does not give the City the power to determine an application for an unlisted land use, thus the application requires the determination of the Council.

The setback standards for a non-residential building under DPS2 are shown below:

- 4.7.1 *Unless otherwise provided for in Part 3 of DPS2, buildings shall be set back from property boundaries as follows:*

Setback from street boundary 9.0 metres

Setback from side boundary 3.0 metres

Setback from rear boundary 6.0 metres

There is no car-parking standard for this use under DPS2. In respect to uses where no standard is specified Clause 4.8.2 of DPS2 states:

The number of on-site car parking bays to be provided for specified development shall be in accordance with Table 2. Where development is not specified in Table 2 the Council shall determine the parking standard. The Council may also determine that a general car parking standard shall apply irrespective of the development proposed in cases where it considers this to be appropriate.

Council is also required to have regard to Clause 6.8.1 of the DPS2 when considering the application for Planning Approval, which states the following:

The Council when considering an application for Planning Approval shall have due regard to the following:

- (a) interests of orderly and proper planning and the preservation of the amenity of the relevant locality;*
- (b) any relevant submissions by the applicant;*
- (c) any Agreed Structure Plan prepared under the provisions of Part 9 of the Scheme;*
- (d) any planning policy of the Council adopted under the provisions of clause 8.11;*
- (e) any other matter which under the provisions of the Scheme the Council is required to have due regard;*
- (f) any policy of the Commission or its predecessors or successors or any planning policy adopted by the Government of the State of Western Australia;*
- (g) any relevant proposed new town planning scheme of the Council or amendment or proposed Metropolitan Region Scheme Amendment insofar as they can be regarded as seriously entertained planning proposals;*
- (h) the comments or wishes of any public or municipal authority received as part of the submission process;*
- (i) the comments or wishes of any objectors to or supporters of the application;*
- (j) any previous decision made by the Council in circumstances which are sufficiently similar for the previous decision to be relevant as a precedent, provided that the Council shall not be bound by such precedent; and*
- (k) any other matter which in the opinion of the Council is relevant.*

Risk Management considerations:

Not Applicable.

Financial/Budget Implications:

Not Applicable.

Policy implications:

Not Applicable.

Regional Significance:

Not Applicable.

Sustainability implications:

Not Applicable.

COMMENT

The Structure Plan does not include specific provisions stating that a land sales office can be incorporated into the structure plan area. In this regard, Part 1.4 of the Structure Plan states that unless provided for by specific requirements of this Structure Plan, all requirements shall be in accordance with the provisions of DPS2.

The use, being a temporary land sales office, must therefore be considered under DPS2. As the use of a land sales office is not listed in DPS2's Zoning Table, it is classified as unlisted and is therefore subject to the provisions of Clause 3.3 "Unlisted Uses".

The proposed use is considered to meet the objectives of the Urban Development zone, which are to:

- (a) designate land for future urban development;*
- (b) provide for the orderly planning of large areas of land of residential and associated purposes through a comprehensive structure planning process; and*
- (c) enable planning to be flexible and responsive to changing circumstances throughout the development of the area.*

In regard to meeting the objectives and purposes of the Urban Development zone, the land sales office is a temporary building and the structure is used to sell residential lots within an approved subdivision. It is considered that the temporary land sales office is consistent with the objectives and purposes of the Urban Development zone, as this use will facilitate the sale of lots that have been created through a comprehensive structure planning and subdivision process.

In summary, the proposal is considered to be an unlisted use that is consistent with the objectives and purposes of the Urban Development zone and is therefore permitted in accordance with clause 3.3(a) of DPS2.

Assessment of the application

The proposed development complies with the setback requirements of DPS2 for non-residential development. The subject site has been cleared and levelled as part of the construction of the subdivision.

As the proposed use is not listed in DPS2 there is subsequently no specified parking requirement for a land sales office. Previous Council approvals of land sales offices have required the provision of five on-site parking bays on the basis of projected parking demand. It is noted that the City is in the process of preparing an omnibus amendment to DPS2. One of the amendments proposed is to include a land sales office as a listed use with a standard parking requirement of a minimum of five on-site bays.

Accordingly, it is recommended that a parking area with provision for five parking bays and an adequate turning area be provided on-site and that such an area be paved or covered with loose bitumen in order to reduce any potential for wind blown dust. The construction of a temporary crossover will also be required, as the future lots will not have vehicular access onto Exeter Street.

Other temporary sales offices approved within the City have generally been approved for a period of two years. However, given the size of the subdivision and the applicant's request for a six-month approval, it is recommended that approval be granted for the temporary land sales office for a period of six months only. At the end of the approval period, the temporary building should be removed and the land made good to the satisfaction of the City.

ATTACHMENTS

Attachment 1	Location Plan
Attachment 2	Development Plans
Attachment 3	Photo of Transportable Building

VOTING REQUIREMENTS

Simple Majority

RECOMMENDATION

That Council:

- 1 **DETERMINES** under Clause 3.3(a) of District Planning Scheme No 2 that:
 - (a) a temporary land sales office is deemed to be an unlisted use;
 - (b) the proposed use meets the objectives and purposes of the Urban Development zone, and therefore, is a permitted land use;

- 2 **APPROVES**, conditional upon point 1 above, the application for planning approval received on 8 May 2006, submitted by Pindan Pty Ltd on behalf of the landowner, Investa Residential Pty Ltd, for approval of a temporary land sales office on proposed Lots 63 – 65 Exeter Street, Hillarys subject to the following conditions:
 - (a) The temporary land sales office shall be removed within six months of the date of this decision;
 - (b) A car parking area with a minimum of 5 parking bays, adequate turning area and vehicle crossover shall be provided within the property boundaries. Details of the parking location, layout and the materials to be used shall be submitted and approved by the Manager Approvals, Planning and Environmental Services. The parking area shall be constructed to the satisfaction of the Manager Approvals, Planning and Environmental Services;

Appendix 11 refers

To access this attachment on electronic document, click here: [Attach11brf200606.pdf](#)

ITEM 12 **MINUTES OF THE SENIORS INTERESTS ADVISORY COMMITTEE HELD ON WEDNESDAY 5 APRIL 2006 – [55511]**

WARD:	All
RESPONSIBLE DIRECTOR:	Mr Clayton Higham Planning and Community Development

PURPOSE

To note the confirmed minutes of the Seniors Interests Advisory Committee meeting held Wednesday 5 April 2006.

EXECUTIVE SUMMARY

The minutes of the Seniors Interests Advisory Committee meeting held on Wednesday 5 April 2006 focused principally on providing a direction regarding four general areas of priority; health, access to information, transport accessibility and entertainment options for seniors. As an overall objective the Committee aims to embrace the concept of active aging whereby older people are recognised by society as valuable contributors and participants.

The hosting of a seminar for seniors, development of a directory for seniors and people with disabilities and involvement in the organisation of the Joondalup Festival are operational initiatives that can be delivered.

It is recommended that Council

- 1 *NOTES the confirmed minutes of the Seniors Interests Advisory Committee meeting held on Wednesday 5 April 2006 forming Attachment 1 to this Report and ENDORSES the decisions contained therein;*
- 2 *ACCEPTS the resignation of Val O’Toole from the Seniors Interests Advisory Committee due to her recent resignation from the National Seniors and thanks her for her valuable input;*
- 3 *ACCEPTS the resignation of Diane Davies White from the Seniors Interests Advisory Committee due to her recent resignation and thanks her for her valuable input.*

BACKGROUND

The Seniors Interests Advisory Committee resulted from a Council resolution to elect an Occasional Seniors Advisory Committee on 25 September 2001, which was changed to the Strategic Advisory Committee – Seniors Interests at the Council meeting of 9 October 2001. Initial membership was established at the Council meeting of 18 December 2001. At its meeting of 3 September 2002, Council resolved to remove “Strategic Advisory” from all Council committees and the Committee became the Seniors Interests Advisory Committee.

The appointment of Seniors Interests Advisory Committee was endorsed by Council at its meeting of 19 July 2005 (Report CJ152-07/05 refers). The Committee met for the first time on 3 August 2005.

DETAILS

There are two industry or not-for-profit Committee vacancies due to the resignations of the National Seniors and Seniors Recreation Council of WA representatives. The resignation of the representative from the Seniors Recreation Council of WA was given following the meeting of 5 April 2006. The Terms of Reference state the Committee will recommend to Council the appointment of an appropriate person for the remainder of the Committee's term of office if a casual vacancy is created.

The Committee's Terms of Reference states the following regarding casual vacancies:

- 4.7 If a casual vacancy is created, the Committee shall recommend the appointment of a person for the remainder of the Committee's term of office.

The appointment of a replacement person to serve for the balance of the Committee's term of office will be presented to Council for consideration.

As part of the discussions regarding strategic directions for the Seniors Interests Advisory Committee, discussion ensued regarding hosting a working seminar for seniors in 2006, the funding options available for the Seniors Directory and strategies to involve seniors in the organisation of the Joondalup Festival.

Several suggestions were discussed including:

- 1 *The City hosts a seminar for seniors in 2006 that focuses on positive, active and healthy ageing.*

Officer's Comment:

The City has conducted seminars for seniors in 2004 and 2005. These events have been well presented and feedback from the participants has been excellent. A report on formats for the 2006 seminar will be considered by the Seniors Interests Advisory Committee at its August meeting. This initiative is strongly supported.

- 2 *Develop a Seniors Directory*

Officer's Comment:

The City has an existing Seniors Directory which provides an excellent source of information to all users. The document was printed in 2004 and needs updating. The alignment of the Seniors Directory to also focus on areas of disability is seen as a practical and worthwhile development which is supported.

- 3 *Seek External Funding Options for the Seniors Directory.*

Officer's Comment:

A comment on the opportunity to seek external financial support for the Seniors Directory is seen as a good course of action to pursue. There is a belief that advertising would be the most likely course of action. A plan for seeking advertising income will be pursued to offset the cost of producing the Seniors Directory.

4 *Strategy for active participation of seniors in the Joondalup Festival.*

Officer's Comment:

There is a strong desire for the community to engage with the Joondalup Festival. The development of any strategies that engage a specific sector of the community (seniors in this case) into the organisation of the festival is seen as a progressive step towards community involvement.

The Committee was established because Council identified the benefit of receiving advice from residents of the City of Joondalup on matters to do with seniors, the ageing population and the need for community input into the Seniors Plan.

Link to Strategic Plan:

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

- 1.1 By developing, providing and promoting a diverse range of lifelong learning opportunities.
- 1.2 By meeting the cultural needs and values of the community.
- 1.3 By continuing to provide services that meet changing needs of a diverse and growing community.
- 1.4 By working with the community to enhance safety and security in a healthy environment.

Legislation – Statutory Provisions:

The Seniors Interests Advisory Committee is an official Council Committee with Terms of Reference endorsed by Council.

Risk Management considerations:

Not Applicable

Policy implications:

Not Applicable

Regional Significance:

The Seniors Interests Advisory Committee is a locally focused working group, established by Council to represent and advocate for the needs of seniors within the City of Joondalup. Although there may be some issues and concerns unique for seniors within the City, it is probable that these issues and concerns may be common to all.

Sustainability implications:

The Seniors Interests Advisory Committee enables seniors the opportunity to actively participate and provide input into the development and maintenance of a healthy and equitable community that considers their needs.

Consultation:

Not Applicable

Financial Implications:

The recommendations supported by the Seniors Interests Advisory Committee and presented for endorsement by the Council have cost implications. It is important that Council be aware of the budgetary provisions that have been made.

With regard to the actions:

- Seminar for active and healthy ageing: \$5,000 is included in the 2006/07 draft budget to implement this project
- Seniors Directory: \$12,000 is included in the 2006/07 draft budget to produce a directory for seniors resident in Joondalup. The Seniors Directory has been identified as an opportunity for the City to seek external funds in order to offset the cost to the City.

The representation of seniors in the organisation of the 2007 Joondalup Festival does not present any financial implications to the City.

COMMENT

The Committee continues its strategic focus by endorsing options and recommendations which reflect its identified priority focus areas for seniors of health, information access, accessibility and affordability and entertainment/staying active. Importantly too, these options and recommendations enable the practical application of strategies to ensure that key focus area issues are actioned and progressed, complementing the City's Seniors Plan 2004 – 2008 and the Strategic Plan 2003 – 2008.

ATTACHMENTS

Attachment 1 Minutes of the Seniors Interests Advisory Committee meeting held on 5 April 2006.

VOTING REQUIREMENTS

Simple Majority

RECOMMENDATION**That Council:**

- 1** NOTES the confirmed minutes of the Seniors Interests Advisory Committee meeting held on Wednesday 5 April 2006 forming Attachment 1 to this Report and ENDORSES the recommendations contained therein;
- 2** NOTES the resignation of Val O’Toole from the Seniors Interests Advisory Committee due to her recent resignation from the National Seniors and thanks her for her valuable input;
- 3** NOTES the resignation of Diane Davies White from the Seniors Interests Advisory Committee due to her recent resignation and thanks her for her valuable input.

Appendix 12 refers

To access this attachment on electronic document, click here: [Attach12brf200606.pdf](#)

ITEM 13 YOUTH ADVISORY COUNCIL AND YOUTH AFFAIRS ADVISORY COMMITTEE – [38245]

WARD: All

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

PURPOSE

The purpose of this report is to recommend the implementation of a consultation process to evaluate appropriate alternatives for engaging with young people.

EXECUTIVE SUMMARY

The City of Joondalup (and the former City of Wanneroo) has engaged a YAC in an advisory role to Council since 1978 and a YAAC since 2001. In recent years both the YAC and the YAAC have experienced challenges in maintaining numbers and achieving effective meetings. It is deemed appropriate that both groups be evaluated as to their effectiveness as advisory bodies to Council.

An evaluation of the YAC was conducted in June 2005. The focus of evaluation was to capture feedback regarding the role, effectiveness and longevity of the advisory group.

The YAAC experienced difficulties in meeting on designated dates and has not met since November 2002. This committee met only six times during its lifespan. It is considered that the YAAC was not an effective addition to the way that young people were able to interact with the Council and that it should also disbanded.

The desire for changes to how the Council embraces the views of young people was recognised by the decision at the Special Council meeting on 24 May 2006 to defer the appointments of Elected Members to these Committees pending a further report on the issue.

This report recommends that Council disbands the YAC and the YAAC and implements a consultation process to explore alternatives for engaging with young people.

BACKGROUND

Youth Advisory Council (YAC)

The involvement of an advisory group of young people to Council dates back to 1978 and the formation of Junior Council which emulated the structure of Council and was intended to teach young people about Local Government process. An evaluation in 1998 (CJ299-12/98 refers) concluded that:

- In its current form, 'Junior Council' has not been a force in raising issues specifically related to young people; and
- The issues raised have, in general, been minor in nature and not specifically related to young people.

On 22 December 1998, it was resolved to disband the Junior Council in favour of four YACs to be distributed evenly across the former City of Wanneroo.

In 1999, after the formation of the separate Cities of Joondalup and Wanneroo, two YACs were formed to represent the north and the south of the City of Joondalup.

At the Council meeting held on 17 December 2002 (CJ337-12/02 refers), it was agreed to amalgamate the north and south YACs in favour of one YAC representing the entire City of Joondalup.

Meetings of the YAC that did not achieve quorum

2003	2004	2005
June	January	April
July	February	May
August	March	June
September	April	July
October	July	August
	October	September
	November	October
	December	November
		December

The evaluation posed questions to both past and current YAC members and other stakeholders in an attempt to determine whether the YAC was/is achieving its objectives.

The objectives of the YAC, as taken from the Terms of Reference are:

- Advise the City of Joondalup on any issues of importance to the youth population of the City of Joondalup.
- Be apolitical and accessible to all youth.
- Encourage members both individually and collectively to be an active voice on local and state issues that concern them.
- Promote a positive image of young people within the local community through a variety of media options.
- Develop a variety of skills and personal attributes, which are age/developmentally appropriate and allow young people to express views and concerns clearly through appropriate channels at a local and state level.
- Be an integral link in a network of youth within the City of Joondalup with links to other youth networks on a state and national level.
- Encourage members to become active citizens and to understand the need and value of community participation.

Further information pertaining to the evaluation of the YAC is provided in the Details section of this report.

Youth Affairs Advisory Committee (YAAC)

At its meeting of the 24 July 2001 (CJ 245 – 07/01 refers), Council resolved to establish a Strategic Advisory Committee – Youth Affairs comprising:

- Two Elected Members
- Two members of the (then) Joondalup North Youth Advisory Council
- Two members of the (then) Joondalup South Youth Advisory Council
- Manager (then) Community and Health Services
- Co-ordinator Community Services

Objectives of the Strategic Advisory Committee – Youth Affairs

The objectives outlined in the Terms of Reference for the Strategic Advisory Committee – Youth Affairs included:

- 1.1 Oversee the strategic coordination of all youth issues across Council.
- 1.2 Oversee the implementation of the Future Directions for Youth Services Action Plan.
- 1.3 Oversee the regular review and update of the Future Directions for Youth Services Action Plan.

Meeting Frequency

According to the terms of reference, meetings of the Strategic Advisory Committee - Youth Affairs were to occur at least six times in each financial year.

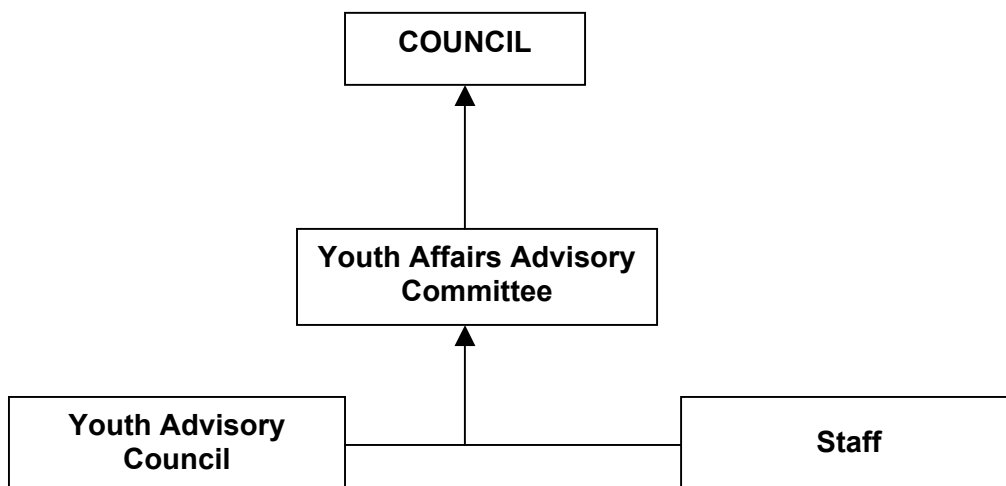
Change of name

In response to the recommendation contained in Report CJ206 – 09/02 presented to the meeting of 3 September 2002, Council resolved to:

Alter the name of the Strategic Advisory Committee - Youth Affairs to “Youth Affairs Advisory Committee”.

Reporting Structure

The relationship between Council, the Youth Advisory Council and the Youth Affairs Advisory Committee is illustrated in the structure diagram below –



Further information about the YAAC is provided in the Details section of this report.

At Council’s special meeting held on 24 May 2006 (CJ06-24/05 refers) Council resolved that:

“A further report be submitted to the Council on alternative formats on how the Council might liaise with young people.”

This resolution was made regarding the appointment of representatives to various Council committees and it was considered appropriate that further evaluation be conducted before Elected Members were appointed.

DETAILS

Youth Advisory Council (YAC)

An evaluation was conducted in June 2005 to gather information about the YAC and discover the reasons behind the YAC's low attendances and membership.

The evaluation included three parts:

- 1 A focus group discussion was held for past and present YAC members. The aim of the discussion was to provide detailed analysis of responses to a series of open questions designed to determine their perceptions of the effectiveness of the YAC's activities.
- 2 Using the focus group questionnaire, an internal officer's survey was developed to determine their perceptions on the effectiveness of YAC activities. The following officers were consulted –
 - Youth Projects Officer
 - Coordinator Community Services
 - Youth Development Officer
 - Youth Activities Services Officer
 - Community Youth Worker
- 3 Discussions were held with two Youth Development Officers from both the City of Stirling and the City of Wanneroo to determine the current effectiveness of each of these Council's own YACs.

Significant Findings

Significant findings from the YAC members' focus group include:

- Comments from past and present members of the YAC indicate a perceived lack of action taken, despite the YAC's recommendation. Examples include:
 - Recommendations to fly the Aboriginal flag outside the City of Joondalup administration building.
 - Recommendations regarding the possibility of a youth curfew. Prompted by the Northbridge curfew in 2003.
 - Adoption of IMAGINEOZ strategy for youth.
- Only 40% of respondents felt that the activities undertaken by the YAC were worthwhile or beneficial to young people.
- All respondents believe the YAC was poorly promoted to the wider community.
- All respondents report personal benefit, in one way or another, from their participation in the YAC.
- The majority of the objectives of the YAC have not been achieved to a level that members expected.

Significant findings from the officers' survey indicate that:

- The majority of officers did not believe that the YAC is the best way for a youth population to be represented.
- Most officers recommended that the YAC be disbanded and replaced with a variety of avenues for youth expression, including regular youth forums.
- Stakeholders believe that YAC activities have been beneficial to members of the YAC but not necessarily beneficial the community as a whole.

Significant findings from consultations with other YAC Co-coordinators revealed that other YACs are:

- Struggling to make quorum.
- Failing to recruit young people into YAC membership.

Youth Affairs Advisory Committee (YAAC)

The YAAC (formerly Strategic Advisory Committee – Youth Affairs) was established in July 2001 with the following objectives:

- Oversee the strategic coordination of all youth issues across Council.
- Oversee the implementation of the Future Directions for Youth Services Action Plan.
- Oversee the regular review and update of the Future Directions for Youth Services Action Plan.

It also had the secondary objective of improving communication between the Youth Advisory Council and the Elected Members of the City of Joondalup

In the three years following its appointment, the YAAC has been unable to meet its stated objectives for a number of reasons. Some of the reasons include:

- The ambiguous nature of the committee meeting cycle (as needed basis)
- The infrequency of the committee meetings
- The lack of agreed structure and processes to govern the relationship between the YAAC and the YAC
- The lack of role clarity and purpose amongst members of the YAAC
- The lack of meaningful opportunities to engage the committee in policy making processes
- Inability to achieve quorum on many occasions
- The committee represented an additional step in the process which made it cumbersome

The fact that the Committee has not met since 6 November 2002 and has only met six times in its lifespan is indicative of its relevance within the decision-making processes of the City. It also stands in contrast to the Committee's Terms Reference, which states that:

“Meetings of the Youth Affairs Advisory Committee will occur at least six times in each financial year.”

It is not possible to pinpoint any one factor that led to the decline of the YAAC. It is clear, however that the committee has not played a productive role in the strategic youth affairs of the City to date and is unlikely to achieve its objectives in the future. For this reason, its continuation is not recommended and it is suggested that some alternative strategies to amend and improve the liaison process in the area of youth affairs, be explored.

Options and alternatives considered:

The options that may be considered for the YAC and YAAC are:

- 1 Disband the YAC and YAAC and not look for a replacement

Whilst this option addresses the lack of effectiveness of both groups, it does not take into consideration the need to involve young people in advising the Council on issues that concern them.

- 2 Disband the YAC and YAAC and look for an alternative method for allowing a youth voice to be heard by Council.

This option addresses both the YAC's and YAAC's ineffectiveness and the need to involve young people in an advisory role.

- 3 Continue with the YAC and YAAC and look to address the issues of recruitment and meeting attendance.

This is an option that has been tried on several occasions during 2002-2005. Attempts have been made to address the low membership and attendance, using advertisements in the community times, personal referrals and internal promotions. These attempts have had limited success.

Some alternatives to a YAC, could include the following:

- (a) Organising youth forums to provide young people with a voice to Council. These forums could be organised as follows:
- Specific issue for discussion
 - Differing geographical locations
 - Periodic meetings – using various forms of communication methods

The youth forums may attract different groups of young people depending on the topic of discussion.

- (b) Use the Internet or other electronic media to seek the views of young people. A possibility is utilising the City's website to establish a forum for young people.
- (c) Establish a network of working parties by geographic location to provide input on specific issues pertaining to Council business relating to youth.
- (d) Establish a network of school groups to make comment on Council issues, utilising existing bodies such as student councils.

These formats are ideas only and the evaluation process planned for the future involvement of young people in an advisory role to Council should not be limited to the above.

The preferred course of action is to disband the existing YAC and YAAC and implement a co-ordinated program of consultation over the next three months. This option offers an opportunity to consult with young people and ascertain their views regarding the most appropriate method of engaging with them in the future.

It is proposed that the consultation process will involve –

- Appointing a working group comprising of six young people and two Elected Members. The Manager Community Development Services, Co-ordinator Community Services, Youth Projects Officer will provide direction and administrative support to the working group.
- Two facilitated consultation forums held in the City's community facilities, one located in the northern suburbs and one in the south.
- The forums being held at a time that both suits young people and fits with Council meeting schedules.
- A three-month evaluation period

- The compilation of a Council report that recommends the most appropriate method for engaging with young people in the future.

Note – Young people for the working group could come from the present YAC, past YACs and other youth agencies in the community. The reason for involving no more than two Elected Members is to allow the young people on the working group to feel comfortable in their participation.

Link to Strategic Plan:

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

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

Strategy 1.3.2 Provide quality-of-life opportunities for all community members

Strategy 1.3.3 Provide support, information and resources

Legislation – Statutory Provisions:

Section 5.11 of the Local Government Act 1995 covers the disbandment of Committees.

Risk Management Considerations:

If the Council were to disband the YAC and YAAC without signalling other ways in which it will allow for young people to provide input on issues that affect them, it could lose an opportunity to receive input from young people.

Financial/Budget Implications:

There are funds in the Youth Projects Budget that is allocated to running activities through the YAC. These funds could be redirected to holding the proposed consultation forums.

Account No:	1-4450-5131-9999-0001
Budget Item:	Programme Activities
Budget Amount:	\$ 5,000
YTD Amount:	\$ 0
Actual Cost:	\$

Policy Implications:

Not Applicable.

Regional Significance:

Information gathered from other Councils as part of the City's YAC evaluation indicates that the City's YAC is not the only YAC experiencing difficulty in achieving quorum at meetings and experiencing problems in recruitment.

Sustainability Implications:

The proposal to disband the City's YAC, in favour of an alternative youth voice, will aim to have a positive effect on the development of a healthy, equitable, active and involved community.

Consultation:

In reviewing the YAC, three specific groups were consulted and their opinions contributed to the significant findings. These groups included past and present YAC members, relevant officers and co-ordinators of YACs in the Cities of Wanneroo and Stirling.

No specific consultation has occurred with regard to the performance of the YAAC.

COMMENT

In recent years, the process of facilitating the YAC and YAAC as forums for youth has become increasingly challenging and consequently their effectiveness has to be questioned. It is therefore timely to review the process and propose alternative strategies. The questions regarding the effectiveness of the existing method of communicating is augmented by the problems that are also facing other local authorities in trying to convene similar forums elsewhere in the region.

The alternative as presented offers an exciting opportunity for the City to develop innovative policy approaches to youth consultation in the City that have the potential to provide long-term benefit to both Council and the community. As young people are crucial stakeholders in future of the City, it is important that the feasibility of these strategies be fully explored.

In the period following its inception the amalgamated YAC experienced a period of active and enthusiastic membership. This resulted in active youth participation in many policy processes of the City such as the appointment of a YAC representative to the CBD Enhancement Committee. This enthusiasm declined in late 2003 and the YAC's active membership reduced. The YAC's low membership has continued in spite of numerous attempts to raise interest amongst young people including:

- Personal recommendations from YAC members to peers.
- Promotion of the YAC in local high schools.
- Community newspaper advertisements.
- Advertisements in The Joondalup Scene youth newspaper (March 2005, March 2004, January 2003, January 2002).

Despite considerable effort these strategies have not been successful in achieving increased membership to the YAC. This trend has been shown to exist over a number of years; consequently the City has undertaken an evaluation of the YAC.

ATTACHMENTS

Nil.

VOTING REQUIREMENTS

Absolute Majority

RECOMMENDATION

That Council:

- 1 BY AN ABSOLUTE MAJORITY DISBANDS the Youth Advisory Council effective from July 2006;**
- 2 BY AN ABSOLUTE MAJORITY DISBANDS the Youth Affairs Advisory Committee effective from July 2006;**
- 3 ENDORSES the implementation of a working group comprised of six young people and two Elected Members;**
- 4 NOTES that a report will be provided to Council after three months recommending an alternative method for engaging with young people in the future.**

ITEM 14 PROPOSED PURCHASE FROM LANDCORP OF LOT 6 LAWLEY COURT, JOONDALUP – [76472]

WARD: North

RESPONSIBLE DIRECTOR: Mr Clayton Higham
Planning & Community Development

PURPOSE

To request the Council to endorse the draft Business Plan for the purpose of public advertising for the proposed purchase from Landcorp of Lot 6 Lawley Court, Joondalup for the construction of an at-grade carpark and authorise the Chief Executive Officer to enter into a conditional Offer & Acceptance for the purchase of the site.

EXECUTIVE SUMMARY

Lot 6 Lawley Court is located within the CBD of Joondalup and represents a strategically located site for use of parking vehicles.

The site has become available for purchase from Landcorp subject to certain conditions.

An agreed valuation has been negotiated with Landcorp and it is recommended that the City proceed with acquiring the site.

It is recommended that the Council endorses the Draft Business Plan for public advertisement and authorises the Chief Executive Officer to enter into a conditional Offer and Acceptance with Landcorp for the purchasing of the site.

BACKGROUND

Suburb/Location: Joondalup
Applicant:
Owner: West Australian Land Authority (Landcorp)
Zoning: **DPS:** Centre Zone
 MRS: Central City Area
Site Area: 7510m² (includes 930m² vested for road reserve)
Structure Plan: Joondalup City Centre Development Plan & Manual

In a Council report dating back to July 1996, reference is made to the City's previously stated position on future parking in the City Centre. It refers to a recommendation that Landcorp:

“Identify land required for public car parks and set it aside at time of subdivision, protected by caveat until the parking operations are in a financial position to purchase the land.”

The land now known as Lot 6 Lawley Court, Joondalup was identified as a site for temporary car parking and was the product of a subdivision. A caveat was placed over that land in favour of the City. The caveat relates to two agreements between Landcorp and the City. One prevents the land being used for other than vehicle parking and the other agreement requires the transfer of land for future road widening for no compensation.

Lot 6 Lawley Court, Joondalup was part of a broader parking strategy which identified the strategic use of the site for parking and hence the imposing of restrictions to this use. From Landcorp's point of view, the need for Lot 6 as part of the strategy changed somewhat when

the concept of air rights over the railway line was being pursued. The question of air rights has not been finalised and an early draft agreement remains with the Public Transport Authority for legal consideration.

Lot 6 Lawley Court, Joondalup was offered to the City as part of the Normalisation Agreement. Two independent valuations were undertaken: one on behalf of Landcorp and one on behalf of the City.

The valuations undertaken in 2001 considered both the encumbered and unencumbered condition of the land, however, agreement could not be reached at that time between Landcorp and the City as to the appropriate valuation to be applied. That is, whether it should be the encumbered value or the unencumbered value.

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

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

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

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

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

Negotiations were re-opened with Landcorp as a result of upgraded valuations completed in 2006 to secure the site.

DETAILS

The opportunity has arisen for the City to purchase Lot 6 Lawley Court, Joondalup. See Attachment 1 – Draft Business Plan.

The subject land had an absolute caveat lodged on 1 May 1997 on the title to protect agreements between the owners, Landcorp (Western Australian Land Authority), and the City of Joondalup.

Two deeds of agreement dated 17 February 1997 restrict use of the site to parking of vehicles and the transfer of future road widening for no compensation.

Under the proposed negotiated purchase, the City has the opportunity to purchase at the Encumbered Market Value and benefit from the lifting of encumbrances after 5 years without penalty or cost.

A Draft Business Plan has been prepared in accordance with Section 3.59 of the Local Government Act for public advertisement. See Attachment 1 – Draft Business Plan.

Valuation of Site

A valuation Report dated 30 March 2006 was carried out on the subject land by Fergusson Fjorde on behalf of the City.

Instructions to the Valuer were to provide values for the following conditions:

- 1 Unencumbered market value
- 2 Encumbered market value on open market
- 3 Encumbered market value (with the City having the power to remove the encumbrances).

After analysing all the information and valuation methods employed and negotiating with Landcorp (Western Australian Land Authority), the City Valuer provided the following values agreed between the parties for each of the above options.

1	Unencumbered market value	\$2,250,000
2	Encumbered market value (open market)	\$1,090,000
3	Encumbered market value (with the City having the power to remove the encumbrances)	\$1,767,500

It is noted that the City proposes to purchase the subject site using option 3 above for the sum of \$1,767,500 conditional upon the City having the power to uplift encumbrances.

Conditions of Purchase

The conditions of purchase negotiated with Landcorp for Council's endorsement are as follows:

That the City is prepared to enter into an Offer and Acceptance with Landcorp to purchase Lot 6 Lawley Court for the sum of \$1,767,500 for construction of an at-grade car park, subject to the following conditions:

- (a) the site to be encumbered as a temporary carpark for a period of not exceeding 5 years and thereafter the City having the right to lift the encumbrance at no cost to the City.
- (b) the use of the site is to be solely for the parking of vehicles for a minimum of 5 years.
- (c) the development of the whole site to be carried out by the City at the City's cost within 6 months of settlement.
- (d) if the City decides to lift any encumbrance prior to the expiration of the 5 year period in (a) above, the City is to pay Landcorp the difference in valuation of the unencumbered market value less the amount of the encumbered market value escalated from the City's original acquisition date.
- (e) the Business Plan attached to this report is approved with or without modification after the close of public submissions.

Issues and options considered:**1 Maximisation of on-street and off-street parking before progressing more expensive multi-level parking stations.**

Locations where this could be done to produce an economical and targeted solution to short term and long term demand were examined. The 2005 Parking Occupancy Survey carried out by Uloth & Associates on behalf of the City concluded that the North Zone of the CBD is in need of an urgent increase in availability of car parking.

- The purchase of Lot 6 Lawley Court would deliver in the order of 239 car bays at-grade and City ownership.
- The extension of existing McLarty Avenue No 1 Car Park would deliver an additional 113 car bays and require a lease to be negotiated with the current owners.

These locations are the most suitable and in combination will address the current shortfall identified in available parking in the North Zone of the CBD.

2 Economy of developing increased on-street and off-street parking.

Off-street at-grade parking is more economical and sustainable than increasing on-street parking.

Estimates produced by RBB Cost Consultants for an increase in on-street parking in Shenton Avenue and McLarty Avenue indicated costs per bay in the order of \$6,154 to \$10,313 to gain some 37 bays.

Similar estimates for Lot 6 Lawley Court to deliver 239 bays averaged at \$3557 per bay. With land content included, the cost per bay is in the order of \$10,952 per bay.

It is anticipated that extending the existing McLarty Avenue No 1 Car Park to deliver a further 113 bays would cost in the order of \$6,000 per bay.

While the introduction of paid parking remains for Council's future consideration and determination, it is anticipated that in the short to medium term, as paid parking is introduced, Lot 6 has the potential to generate a substantial revenue stream to support the purchase and proposed development. It is noted that for every \$1 per bay per day for a 5-day week over a period of 1 year, \$62,140 would be generated.

3 Purchasing

Given the encumbrances on site and the ability to remove the encumbrances having been negotiated with Landcorp, this site presents a strategic acquisition that will generate future revenue and provide potential for future access to the railway reserve and multi-level development.

4 Not Purchasing Lot 6 Lawley Court/Leave Site Encumbered

This option ensures the only use for the site can be vehicle parking, however does not guarantee the site will be developed. The City would miss an opportunity to meet current car parking demand and pressures in the North Zone of the CBD and lose out on revenue generation in the future.

5 Do nothing/Lift Encumbrances from Title

This would enable the Landowner to sell the site at market value and a new owner to pursue a range of options for use of the site. This option fails to recognise the strategic nature of the site and value to the City.

Link to Strategic Plan:

This requirement is linked to the Strategic Plan in accordance with the following items:

Objective 3.1

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

Strategy 3.1.1

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

Strategy 3.1.2

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

Objective 3.3

To continue to meet the changing demographic needs.

Strategy 3.3.2

To integrate plans to support community and business development.

Objective 3.4

To provide integrated transport to meet regional and local needs.

Strategy 3.4.2

To align use of land and modes of transport.

Legislation – Statutory Provisions:

Section 3.59 of the Local Government Act

The proposed purchase of a site in the Joondalup City Centre is identified as a major land transaction under this section.

This section of the Act provides that all major land transactions require a business plan to be prepared prior to entering into the transaction.

Pursuant to Section 3.59 (Commercial Enterprises by Local Government), a business plan has been prepared for public exhibition and comment and is Attachment 1 to this report.

Risk Management considerations:

Not Applicable.

Financial/Budget Implications:**Asset Replacement Reserve Account No 1-0110-8112-0001-9999**

The cost of purchasing the site from Landcorp at an Encumbered Market Value (with the City having the power to remove the encumbrances) is \$1,767,500.

The cost of constructing an at-grade carpark with approximately 239 car bays was estimated by RBB Construction Cost Consultants on 26 May 2006 as being in the order of \$850,000, including professional fees, but excluding escalation.

A provision of \$2.7 million to meet the cost of purchase of the site and development of an at-grade car park is proposed to be funded against the Asset Replacement Reserve Account which currently contains \$3,448,098.

Policy implications:

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

Regional Significance:

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

Sustainability implications:

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

Consultation:

The Business Plan as Attachment 1 would be available for public inspection for a period of 6 weeks after a statewide public notice is given, with the opportunity for members of the public to lodge submissions on the issue for Council to consider.

COMMENT

The purchase of the site for development of an at-grade car park is both a strategic and sustainable acquisition that will assist in addressing the need for additional car parking bays in the North Zone of the CBD in both the short and long term for the growth of the City.

With escalating land and building costs, it would be in the City's interest to secure the site for developing a high number of off street at-grade car parking bays.

Landcorp has advised that, under their policy, a revaluation would be required if a contract was not entered into within 3 months of the last valuation of the property (16 August 2006). If a contract to purchase (offer and acceptance subject to conditions) is entered into, the revaluation period is extended to 6 months (16 November 2006).

The current terms negotiated with Landcorp by the City provide an opportunity to lock in the purchase price of the site following the statutory requirement of the 6 week advertising period of the Business Plan and the conditional approval of the Council to purchase once the

Business Plan has been approved by Council. That is, under these arrangements, the City has until 16 August 2006 to sign a conditional offer and acceptance, which would hold the purchase price at the agreed value until 16 November 2006. Beyond that date, a revaluation would occur. In the current economic climate this approach would be of some benefit to the City in purchasing Lot 6.

ATTACHMENTS

Attachment 1 Business Plan for the proposed purchase of land for construction of an at-grade carpark

VOTING REQUIREMENTS

Absolute majority

RECOMMENDATION

That Council:

- 1 BY AN ABSOLUTE MAJORITY ENDORSES the draft Business Plan at Attachment 1 for the purpose of public notice in accordance with Section 3.59(4) of the Local Government Act;**
- 2 Subject to 1 above, authorises the Chief Executive officer to enter into an Offer and Acceptance with Landcorp to purchase Lot 6 Lawley Court, Joondalup for the sum of \$1,767,500 for construction of an at-grade car park, with settlement no later than 16 November 2006, subject to the following conditions:**
 - (a) the site to be encumbered as a temporary carpark for a period of not exceeding 5 years and thereafter the City having the right to lift the encumbrance at no cost to the City;**
 - (b) the use of the site is to be solely for the parking of vehicles for a minimum of 5 years;**
 - (c) the development of the whole site to be carried out by the City at the City's cost within 6 months of settlement;**
 - (d) if the City decides to lift any encumbrance prior to the expiration of the 5 year period in (a) above, the City is to pay Landcorp the difference in valuation of the unencumbered market value less the amount of the encumbered market value escalated from the City's original acquisition date;**
 - (e) the Business Plan attached to this report at Attachment 1 is approved by the Council with or without modification after the consideration of public submissions.**

Appendix 13 refers

To access this attachment on electronic document, click here: [Attach13brf200606.pdf](#)

ITEM 15 CONSIDERATION OF RESOLUTIONS PASSED AT SPECIAL ELECTORS MEETING HELD ON 29 MAY 2006 CONCERNING LOT 550 (42) WOODLAKE RETREAT, KINGSLEY – [11513]

WARD: South-East

RESPONSIBLE DIRECTOR: Mr Clayton Higham
Planning & Community Development

PURPOSE

The purpose of the report is to make a determination on the resolutions passed at the Special Electors Meeting held on 29 May 2006.

EXECUTIVE SUMMARY

A special Electors Meeting was called under Section 5.28 of the Local Government Act. The purpose of the meeting was to consider various aspects of the approved development of an Aged Care Facility at Lot 550 Woodlake Retreat, Kingsley.

At that meeting, there were five resolutions passed by the members of the community present at the meeting.

At the Ordinary Meeting of Council held on 6 June 2006, Council passed three Notice of Motions addressing various Resolutions of the meeting held on the 29 May 2006.

BACKGROUND

Suburb/Location:		Kingsley
Applicant:		Not Applicable
Owner:		Aegis
Zoning:	DPS:	Urban Development
	MRS:	Urban and Park and Recreation Reserve
Site Area:		1.3981 hectares
Structure Plan:		Woodlake Retreat Structure Plan

The City received a petition signed by 202 residents seeking a Special Electors Meeting to consider the proposed development of Lot 550 Woodlake Retreat, Kingsley.

This meeting was called in accordance with the provisions of Section 5.28 of the Local Government Act 1995.

The purpose of the meeting was to discuss issues in relation to the proposed aged care facility – Lot 550 Woodlake Retreat, Kingsley, to include:

- Woodlake Retreat Structure Plan.
- Section 6.8 of the City of Joondalup District Planning Scheme No 2 (DPS2).
- Exercising discretion under section 4.5.3 of the DPS2 and particularly the adverse effects upon the inhabitants of the locality.
- Size and scale of the proposed “aged care facility” adjacent to a medium density residential area, and residential amenity.
- Restricted vehicular access (including emergency vehicles) and associated issues of public safety.

- Traffic volume, parking and noise.
- Environmental impacts on one of the City's Crown Jewel Wetlands being Lake Goollelal.
- Acid Sulphate Soils and possible contamination of Lake Goollelal.
- Any other matters raised from the floor of the meeting.

At that meeting the following resolutions were adopted

Resolution 1

That the Council be proactive and give drive to the recommended extension of Woodlake Retreat to the proposed four-way intersection at Kingsway and Wanneroo Road, as supported by the Commissioners on 26 April 2006; further that it be commenced as soon as possible to support the construction of the developments.

Resolution 2

That the Councillors and Mayor review the parking statistics and in particular the functional operations of the establishment and, if proven to be inadequate, request that additional bays be provided; further if the City's figures are then deemed to be correct, the Councillors and Mayor are asked to ensure that action is taken to enshrine that residential parking is solely for the residents of Grasslands Loop and Woodlake Retreat. This action will ensure that no further degradation of the current residential amenity. Overflow parking from the aged care facility should be restricted to in front of or opposite the boundaries of Lot 550.

Resolution 3

That this elected Council satisfy itself that there will be no risk of generating acid sulphate soils from any excavation or other site-specific works on Lot 550 Woodlake Retreat.

Resolution 4

That Council looks at the role of 4.5 – Discretion, in regard to the agreed structure plan, so ground rules cannot be changed; that the intent of structure planning as a planning tool is upheld and if an applicant's aspirations exceed the structure plan, an amendment to the structure plan is initiated.

Resolution 5

That Council, during and forming part of the current review of the District Planning Scheme No 2:

- 1 causes legislation, policies and guidelines to be developed and adopted into the District Planning Scheme to:
 - (a) apply development standards to developments not currently controlled by standards;
 - (b) restrict and control the use of discretion over applicable development standards;
 - (c) assist the administration in reducing the number of conditions of approval, by ensuring compliance prior to reporting to Council or a delegated authority approval;
 - (d) assist designers, developers and builders in achieving compliance prior to submission of a planning application;

- 2 develops policies and guidelines to assist Council in making discretionary determinations under Clause 4.5 and 6.8 of the District Planning Scheme.

DETAILS

Issues and options considered:

The Local Government Act 1995 states the options available to Council when dealing with motions carried at Special Electors' Meetings.

Link to Strategic Plan:

The Special Meeting of Electors was consistent with Item 4.3 of the Strategic Plan, which is "To ensure the City responds to and communicates with the community."

Legislation – Statutory Provisions:

Section 5.33 of the Local Government Act 1995 states:

Decisions made at Electors' Meetings

- 5.33 (1) All decisions made at an Electors' Meeting are to be considered by the Council at the next ordinary council meeting or, if this is not practicable –
- (a) at the first ordinary council meeting after that meeting; or
 - (b) at a special meeting called for that purpose,
- whichever happens first.
- (2) If at a meeting of the Council a local government makes a decision in response to a decision made at an Electors' Meeting, the reasons for the decision are to be recorded in the minutes of the Council Meeting.

Risk Management considerations:

Not Applicable

Financial/Budget Implications:

Clause (e) of the Woodlake Retreat Structure Plan states that a financial contribution towards an additional link road from Woodlake Retreat to Wanneroo Road may be required at the development application or subdivision stage. Advice from the Department of Planning and Infrastructure states that the condition is inappropriate in this instance. However, taking a broader view of the needs for the local road network, Council resolved at its meeting of 26 April 2006 that a contribution would be sought from the developer of Lot 550.

Cost sharing arrangements for the road are yet to be fully determined, and the full cost is estimated to be approximately \$920,000. The breakdown of the estimated costs and works are outlined below:

- (i) extension of the existing Woodlake Retreat road to the northern boundary of Lot 709 (\$160,000);
- (ii) a 260 metre road extension from the northern end of lot 709 Woodlake Retreat through the CALM reserve to Wanneroo Road (\$360,000);

- (iii) alterations to the proposed traffic lights at the intersection of Wanneroo Road and Kingsway and land acquisition of road truncations on the western side of Wanneroo Road. Note also that a provisional amount of \$400,000 will be required for traffic light installation and modifications to the Kingsway/Wanneroo Road intersection from a three-way to upgrade to a four-way controlled intersection.

In relation to part (i) above, the owner of lot 709 Woodlake Retreat will be required to extend Woodlake Retreat to their northern boundary to complete the final stage of development of their site. Council may be required to fund the costs of the works identified in part (i) above, should the development of Lot 709 Woodlake Retreat occur after the construction of the link road. Council would be able to re-coup any costs associated with those works through conditions on the development approval.

It is anticipated that the Council would be required to fund at least part of the construction of the link road north of Lot 709, given the function of the link road as a local road.

In addition, the City has been advised that the:

- (a) The Department of Conservation and Land Management (CALM) would give up the land for the link road alignment;
- (b) CALM would pay for the cost of the proposed car parking area and contribute to the link road from Wanneroo Road to the proposed car parking area.

Policy implications:

Not applicable.

Regional Significance:

Not applicable.

Sustainability implications:

The environmental impact of the proposal was the subject of assessment by the Department of Environment (DoE) and the Western Australian Planning Commission (WAPC). The DoE has advised that it is satisfied with the research undertaken, subject to the preparation of an Integrated Water Management Plan to control stormwater runoff into Lake Goollelal. Further, should it be established that there are acid sulphate soils in the ground during construction, all works are to cease and an acid sulphate soils management plan (ASSMP) is to be prepared for the site and approved by the DoE.

Consultation:

The structure plan and development application for the proposed aged care facility were both the subject of community consultation.

During the course of assessing the development application, advertising was undertaken for a period of twenty-one (21) days from 12 January to 2 February 2006. All nearby land owners were notified in writing of the proposal, three (3) signs were erected on the site and a notice was placed in the Joondalup Community newspaper for three (3) consecutive weeks, commencing on 12 January. All documentation associated with the Structure Plan was made available for public viewing at the City's Administration Building and on the City's website.

At the conclusion of public advertising, a total of forty eight (48) submissions were received, with the majority of submissions being objections to the proposal

COMMENT

At the meeting of 6 June 2006, Council:

- 1 *NOTED the Minutes of the Special Meeting of Electors held on 29 May 2006 forming Attachment 1 to Report CJ094-06/06;*
- 2 *REQUESTED that a report be submitted to the Council meeting scheduled for 27 June 2006 giving consideration to the motions raised at the Special Meeting of Electors.*

In respect of Point 2, the following motions were raised at the Special Meeting of Electors:

- 1 *MOVED Mr Ed Burton, 16 Woodlake Retreat, Kingsley SECONDED Ms M Moon, 6 Carew Place, Greenwood that the Council be proactive and give drive to the recommended extension of Woodlake Retreat to the proposed four-way intersection at Kingsway and Wanneroo Road, as supported by the Commissioners on 26 April 2006; further that it be commenced as soon as possible to support the construction of the developments.*

The above comments are noted and supported. A motion of notice was also passed at Council's meeting of 6 June 2006, supporting the City taking a proactive role in facilitating the extension of Woodlake Retreat to Kingsway. It is recommended that Council continue this approach, and City officers continue to liaise with the appropriate government departments to ensure that the proposed extension of Woodlake Retreat takes place in an expeditious and environmentally sustainable manner.

- 2 *MOVED Mr Ed Burton, 16 Woodlake Retreat, Kingsley SECONDED Ms Lesley McDougall, 32 Woodlake Retreat, Kingsley that the Councilors and Mayor review the parking statistics and in particular the functional operations of the establishment and, if proven to be inadequate, request that additional bays be provided; further if the City's figures are then deemed to be correct, the Councilors and Mayor are asked to ensure that action is taken to enshrine that residential parking is solely for the residents of Grasslands Loop and Woodlake Retreat. This action will ensure that no further degradation of the current residential amenity. Overflow parking from the aged care facility should be restricted to in front of or opposite the boundaries of Lot 550.*

The parking requirements for the proposed Aged Care facility were determined through the Woodlake Retreat Structure Plan, being a rate of 1 bay per staff member and 1 bay per 4 residents. The approved development involves the provision of 50 bays on site, being 24 bays for staff parking and 26 for visitor parking. The proponent has advised that the staff roster at the aged care facility will be such that shifts for the various occupations (nurses, administration staff, laundry staff etc.) will be staggered and not result in overlaps for parking spaces. Given the nature of the proposed development, it is this parking provision is considered to be sufficient.

The development approval was conditioned limiting the number of staff on site at any given time to 24 staff, as well as requiring visitor parking to be clearly marked and signposted. Car parking from Grasslands Loop is also required to be restricted to visitors of "High Care" residents. The City will monitor parking at the Aged Care Facility, following its development, to ensure that all relevant conditions are complied with, and if required, remedial action can be taken to address any parking inadequacies that arise. This is consistent with a Notice of Motion passed at Council's meeting of 6 June 2006.

- 3 *MOVED Dr V Cusack, 2 Renegade Way, Kingsley SECONDED Mrs M Zakrevsky, 49 Korella Street, Mullaloo that this elected Council satisfy itself that there will be no risk of generating acid sulphate soils from any excavation or other site-specific works on Lot 550 Woodlake Retreat.*

During the assessment of the proposed Aged Care Facility, the City worked in close liaison with the DoE to address environmental issues associated with the development, including acid sulphate soils. The DoE had no objection to an acid sulphate soil assessment prepared by the proponent's environmental consultant, which found no evidence of acid sulphate soils within the subject site.

The development approval was conditioned requiring the preparation of an acid sulphate soils management plan, including a detailed framework for the management of acid sulphate soils in the event that acid sulphate soils are discovered, during the excavation and construction phases. The applicant has subsequently submitted an acid sulphate soils management plan, which is currently being reviewed by the City.

The management plan proposes ongoing monitoring of soils during the excavation process. In the event that potential acid sulphate soil characteristics are observed, all works will cease and laboratory testing of disturbed soils will occur. Under the management plan, site works shall not recommence until the results of the laboratory testing have been confirmed. A copy of the management plan has been submitted to the DoE for review and comment.

- 4 *MOVED Ms M Moon, 6 Carew Place, Greenwood SECONDED Ms Morag Davies, 7 Charlton Court, Kingsley that Council looks at the role of 4.5 – Discretion, in regard to the agreed structure plan, so ground rules cannot be changed; that the intent of structure planning as a planning tool is upheld and if an applicant's aspirations exceed the structure plan, an amendment to the structure plan is initiated.*

Clause 4.5 of the City's District Planning Scheme No. 2 (DPS2) allows the City to exercise discretion and approve developments which do not comply with a standard or requirement prescribed under the Scheme, provided that the non-compliance will not adversely impact on adjoining and nearby landowners.

With respect to the proposed aged care facility, discretion was exercised under Clause 4.5 and a plot ratio of 0.78 in lieu of 0.6 was supported. The discretion was required as the Woodlake Retreat Structure Plan does not include a specific definition of plot ratio, and as such all aspects of the development, including those that would not normally contribute to plot ratio were required to be included in the plot ratio calculations, resulting in the development exceeding its permitted plot ratio. Such areas included in the plot ratio calculations that would not normally be included, included car parking below natural ground level, communal lifts and communal laundry areas.

It should be noted that the provisions of all Structure Plans within the City, including residential, commercial and inner-city Structure Plans, can be varied under Clause 4.5 of DPS2. As each proposal is assessed on its merits, it is not considered appropriate that a structure plan amendment be initiated whenever a variation is proposed. However, it is recommended that the wording and role of Clause 4.5 form part of the review of DPS2, which the City is about to commence.

- 5 *MOVED Mr M Caiacob, 7 Rowan Place, Mullaloo SECONDED Mr K Zakrevsky, 49 Korella Street, Mullaloo that Council, during and forming part of the current review of the District Planning Scheme No 2:*
- 1 *Causes legislation, policies and guidelines to be developed and adopted into the District Planning Scheme to:*
 - (a) *apply development standards to developments not currently controlled by standards;*
 - (b) *restrict and control the use of discretion over applicable development standards;*
 - (c) *assist the administration in reducing the number of conditions of approval, by ensuring compliance prior to reporting to Council or a delegated authority approval;*
 - (d) *assist designers, developers and builders in achieving compliance prior to submission of a planning application;*
 - 2 *Develops policies and guidelines to assist Council in making discretionary determinations under Clause 4.5 and 6.8 of the District Planning Scheme.*

The City is about to commence a review of its DPS2, with a view to updating the Scheme to better reflect best planning practice and the wishes and needs of the community. The above comments are noted and will be included in the Scheme review.

It should be noted that the review of DPS2 will be subject to public advertising, as well as review by the Western Australian Planning Commission, and ultimately the Hon Minister for Planning.

ATTACHMENTS

Nil.

VOTING REQUIREMENTS

Simple Majority.

RECOMMENDATION

That Council:

- 1 **CONTINUES its proactive approach to facilitating the extension of Woodlake Retreat to Wanneroo Road and Kingsway, by liaising with the appropriate government departments and seeking construction of the road at the earliest possible time;**
- 2 **CONFIRMS its belief that the provision of 50 car parking bays to service the Aged Care Facility at Lot 550 Woodlake Retreat, Kingsley is adequate, and MONITORS the parking situation at the development once it is operational;**
- 3 **NOTES that appropriate conditions have been included on the development approval for the Aged Care Facility at Lot 550 Woodlake Retreat, Kingsley to address and monitor the discovery of any acid sulphate soils within the development site, and REQUESTS that ongoing information regarding soil**

conditions be supplied to the City and Department of Environment by the developer during the excavation and construction phases of the development;

- 4 NOTES that all development proposals within Structure Plan areas are determined on their merits, and where variations to the prescribed standards of the Structure Plan are proposed under Clause 4.5 of District Planning Scheme No. 2, a Structure Plan amendment will not be required. However, it is also NOTED that the wording and function of Clause 4.5 should form part of the review of District Planning Scheme No. 2;
- 5 NOTES the comments raised in Motion 5, and addresses these items in its review of District Planning Scheme No. 2.

8 REPORT OF THE CHIEF EXECUTIVE OFFICER

9 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

NOTICE OF MOTION – CR S HART

In accordance with Clause 26 of Standing Orders Local Law 2005, Cr S Hart has given notice of her intention to move the following motion at the Council Meeting to be held on 27 June 2006:

“That Council is provided with the following information regarding the current issues involving the Mullaloo Tavern:

- 1 A copy of the Planning Approval.
- 2 All information regarding all SAT appeal cases, including but not limited to:
 - (a) Details of DR 138 2006 and DR 147 2006,
 - (b) matters to be Heard at SAT, Rennet V CoJ 210606.
 - (c) all delegated authority reports.
 - (d) Details of mediated outcome 'notice to comply' CC33301 2004.
- 3 The Independent report by Chris O'Neill.”

Cr Hart has submitted the following comments in support of her motion:

It is the Council's role to direct and control the Local Governments affairs and is responsible for the performance of the Local Governments functions and the allocation of Finances and Resources.

The Council requires to be fully informed on all issues affecting the performance and affairs of the City and requests the above information and records in order to adequately perform its duties as specified by the Local Government Act 1995.

OFFICER'S COMMENT

A copy of the Planning Approval and details of State Administrative Tribunal Orders DR 138 2006 and DR 147 2006 have been provided. The Orders indicate the matters listed for a final hearing at the State Administrative Tribunal on 21 June 2006.

There have been no delegated authority reports on this matter.

Details of the mediated outcome CC 33301 2004 are not publicly available on the State Administrative Tribunal website. The actual report has a copyright clause on the front which indicates that “reproduction or dissemination of this document (or any part thereof, in any format) except with the consent of the Attorney-General is prohibited”. The Attorney-General's consent has been sought for the document's reproduction and release to Elected Members.

A version of the Chris O'Neill reported edited for release under Freedom of Information has been provided. (The full report will be provided to Elected Members when it becomes available to the developer during the upcoming State Administrative Tribunal hearing.)

10 BUSINESS OUTSTANDING FROM PREVIOUS MEETINGS

11 REPORTS/PRESENTATIONS REQUESTED BY ELECTED MEMBERS

BUSINESS OUTSTANDING FROM PREVIOUS MEETINGS

DUE DATE	MARCH 2006
SUBJECT	LEGAL REPRESENTATION COSTS TO THE CITY IN RELATION TO THE MCINTYRE INQUIRY – ex CJ168-08/05 - Report on funding to date to the City of Joondalup pursuant to Policy 2.2.8 – Legal Representation for Elected Members and Employees “5 NOTES that a further report be prepared by Administration at a later date that quantifies the legal representation costs to the City. This report will not be able to be completed until the McIntyre Inquiry hands down its final report.”
RESPONSIBLE DIRECTORATE	Office of the CEO
ACTION NUMBER	97788
STATUS	A report is currently being drafted, to be submitted to a future Council meeting.

DUE DATE	MARCH 2006
SUBJECT	REVIEW OF CODE OF CONDUCT – NON-VILIFICATION OF RATEPAYERS - ex CJ299 - 12/04 - Annual General Meeting of Electors held on 22 November 2004 In relation to Motion 12 of the Annual General Meeting of Electors held on 22 November 2004, NOTE that recommendation No 25 referred to in the motion is a recommendation of the Governance Review Panel and cannot be altered by the City, however, the issue on non-vilification of ratepayers will be considered as part of the review of the Code of Conduct.
RESPONSIBLE DIRECTORATE	Governance and Strategy
ACTION NUMBER	85109
STATUS	Advice from the Department of Local Government and Regional Development is that the Local Government (Official Conduct) Amendment Bill was presented to the Parliament at the end of 2005. The legislation is to be debated by parliament and it is anticipated could be in place by the second half of 2006. It is intended that as part of the legislation there will be a uniform Code of Conduct applicable to the local government industry.

DUE DATE	MARCH 2006
SUBJECT	LONG-TERM STRATEGY AND FINANCIAL PLAN FOR PARKING IN THE JOONDALUP CBD – ex JSC3-07/05 -MINUTES OF THE STRATEGIC FINANCIAL MANAGEMENT COMMITTEE “2 REQUESTS that a report be submitted to Council in due course on a long-term strategy and financial plan for parking in the Joondalup CBD.”
RESPONSIBLE DIRECTORATE	Planning and Community Development
ACTION NUMBER	97081
STATUS	This has been referred to the internal Parking Strategy Working Group. Revised Status The Working Group is currently undertaking a review of the current Parking Strategy, analysing the parking supply and demand, as well as examining opportunities to increase the number of public parking bays in the CBD. A progress report will be presented to the Council in June 2006. Revised Status A report will be presented to the Strategic Financial Management Committee.

DUE DATE **MARCH 2006**

SUBJECT **LOCATION OF 50 METRE POOL AT CRAIGIE LEISURE CENTRE OR AN ALTERNATIVE LOCATION – ex JSC29-08/04 – MINUTES OF 2004/05 BUDGET COMMITTEE MEETINGS**

“2 REQUEST that a report be submitted to Council as to whether a 50 metre pool should be located at Craigie Leisure Centre or at an alternative location;”

PETITION – Council 28 June 2005

Two petitions of 144 and 125-signatures respectively have been received requesting the City of Joondalup make provision for a 50 metre, 8 lane outdoor pool at the Craigie Leisure Centre in the City's financial budget for 2005/06.

RESPONSIBLE DIRECTORATE Planning and Community Development

ACTION NUMBER 77776 and 95549

STATUS The City has committed in September 2004 to a refurbishment project to the aquatic facilities at the Craigie Leisure Centre. The 50 metre pool, as part of the facilities offered at the Craigie Leisure Centre would require the following before the City could proceed:

- (1) Detailed analysis of the performance of the Craigie Leisure Centre once the refurbishment has been completed.
- (2) Detailed market research of the community's needs that considers all market segments.

The Craigie Leisure Centre redevelopment project is inclusive of a geothermal water heating system which will be able to cater for a further 50 metre water space.

Revised Status:

Completion of the assessment of the new facilities will occur once the facility is operating fully. Consideration has been given in the present redevelopment to future extensions of the aquatic facilities.

DUE DATE **MARCH/APRIL 2006**

SUBJECT **JOONDALUP – JINAN RELATIONSHIP PLAN – ex CJ224-11/05**

- 1 Council DEFERS the adoption of the Joondalup-Jinan Relationship Plan, until after completion of the workshop referred to in 2 and 3 below;
- 2 Council REFERS the plan to a workshop comprising the Joondalup Stakeholder Group and members of the last delegation to Jinan, not being members of the Stakeholder Group;
- 3 the workshop is to consider the long term strategic implications (over the next 20 years) of the plan, and to identify meaningful and appropriate long term strategic key performance indicators and appropriate measures to be included with the plan.

RESPONSIBLE DIRECTOR Governance and Strategy

ACTION NUMBER 102695

STATUS The matter will be referred to the next meeting of the Stakeholders. It is likely that stakeholders will meet in March/April 2006.

Revised Status

The Stakeholders Group met in March 2006 and comments are currently being collected to formulate a report to be submitted to Council in June 2006.

Revised Status

A report will be submitted to Council in July/August 2006.

DUE DATE **APRIL 2006**

SUBJECT **PROPOSAL TO PROTECT NATIVE AREAS OF SIGNIFICANCE - ex CJ193-09/05 MEETING OF THE CONSERVATION ADVISORY COMMITTEE HELD ON 24 AUGUST 2005**

- 4 REQUESTS the Chief Executive Officer to provide a future report on the Conservation Advisory Committee's review and the process impact of the proposal to protect native areas of significance under Schedule 5 of the District Planning Scheme No 2;

PROPOSAL TO PROTECT NATURAL AREAS OF SIGNIFICANCE UNDER SCHEDULE 5 OF THE DISTRICT PLANNING SCHEME NO 2 - ex MINUTES OF THE CONSERVATION ADVISORY COMMITTEE MEETING HELD 26 OCTOBER 2006 – CJ256-11/05

- "3 NOTES that a further report will be provided on the Conservation Advisory Committee's recommended list of reserves and the process impact of the proposal to protect natural areas of significance under Schedule 5 of the District Planning Scheme No 2;"

RESPONSIBLE DIRECTOR Planning and Community Development

ACTION NUMBER 100428 and 104027

STATUS The Conservation Advisory Committee has identified reserves of significance. A report by Planning & Community Development on the DPS2 implications will be submitted to Council in April 2006.

Revised Status:

Advice is being sought from the Department of Planning and Infrastructure in relation to this matter. It is anticipated that Planning and Community Development will submit a report to Council in June 2006.

Revised Status

Advice is currently being sought on the best way of legally incorporating open space that contains both bushland areas of conservation and active parks. As a consequence, this report will now be submitted to Council in July 2006.

Revised Status

It was originally anticipated for this report to be presented to Council in July 2006, however the required advice is yet to be received. A report will be prepared upon receipt of the advice.

DUE DATE	APRIL 2006
SUBJECT	LANDSCAPING PLANS FOR JOONDALUP REGIONAL CULTURAL FACILITY - ex CJ248-11/04 – JOONDALUP REGIONAL CULTURAL FACILITY SITE ACQUISITION
	“3 REQUIRE that a report detailing forward landscaping plans for the site be prepared for consideration of Council taking into account the cultural and performing arts needs of the community, which will be assessed through a collaborative consultation process involving educational institutions, performing arts groups, arts consultants and other stakeholders;
RESPONSIBLE DIRECTORATE	Office of the CEO
ACTION NUMBER	82351
STATUS	Consultation will take place as soon as is practicable following the finalisation of the purchase of the site which requires the lot to be formally subdivided. It is envisaged that a report will be submitted to Council once the purchase has been finalised.
	Revised Stated
	Advice has been received that the subdivision requirements have been completed and settlement will occur following the creation of the title for the subject site. Consultation will take place as soon as is practicable following settlement. A report will be submitted to the Council after the consultation phase.

DUE DATE	JUNE 2006
SUBJECT	CONSIDERATION OF POLICY – RECOVERY OF COSTS AWARDED TO THE CITY - ex CJ266-12/05 - REPORT ON THE COSTS AWARDED TO THE CITY IN THE MATTER OF THE MULLALOO PROGRESS ASSOCIATION AND THE CITY OF JOONDALUP AND RENNET PTY LTD CIV 1285 OF 2003
	“3 REQUESTS the Chief Executive Officer to draft a policy for consideration of the Council in relation to recovering costs awarded to the City in legal proceedings.”
RESPONSIBLE DIRECTORATE	Office of the CEO
ACTION NUMBER	105477
STATUS	A policy will be prepared in line with the decision of Council and forwarded for consideration.

DUE DATE	JUNE 2006
SUBJECT	LOT 1 OCEANSIDE PROMENADE, MULLALOO ex C83-05/03 NOTICE OF MOTION NO 4 – CR M CAIACOB “that Council AGREES and RESOLVES to incorporate Lot 1 Oceanside Promenade, Mullaloo into Tom Simpson Park reserve proper and makes any and all necessary changes to the status and zoning of the land as per the Council Officers recommendation in CJ118-05/02.” “that consideration of the Notice of Motion - Cr M Caiacob – Lot 1 Oceanside Promenade, Mullaloo be DEFERRED pending submission of a report.”
RESPONSIBLE DIRECTORATE	Planning and Community Development
ACTION NUMBER	51161
STATUS	This matter is to be reviewed in conjunction with the City’s asset portfolio.

DUE DATE	JUNE 2006
SUBJECT	TOM SIMPSON PARK AND TEN LOTS IN MERRIFIELD PLACE, MULLALOO ex CJ299 - 12/04 - Annual General Meeting of Electors held on 22 November 2004 In relation to Motion 16 of the Annual General Meeting of Electors held on 22 November 2004 NOTE that a report will be presented to the Council in early 2005 on the matter of including Lot 1 Oceanside Promenade and the grassed road reserve adjacent to Tom Simpson Park into Tom Simpson Park, and the reservation of 10 lots in Merrifield Place, Mullaloo;
RESPONSIBLE DIRECTORATE	Planning and Community Development
ACTION NUMBER	85111
STATUS	This item was originally listed for December 2005. A report will be presented to Council following a review of the City’s asset portfolio. Funding for the Strategic Asset Management Plan is listed for consideration in the 2005/06 Draft Budget.

DUE DATE	JUNE 2006
SUBJECT	PROVISION OF RETAIL LAND USES – CURRAMBINE LOCALITY - ex CJ088-04/04 - PROPOSED MODIFICATIONS TO CURRAMBINE STRUCTURE PLAN NO 14 – DELETION OF THE RESIDENTIAL MIXED USE PRECINCT AND REPLACEMENT WITH A SMALL LOT RESIDENTIAL PRECINCT AND MINOR MODIFICATIONS TO THE DEVELOPMENT PROVISIONS
	“3 a separate report giving further consideration to the provision of retail land uses for the Currambine locality in relation to the City’s Policy 3.2.8 – Centres Strategy, and retail floorspace allocations across the City, as noted in Schedule 3 of DPS2, be prepared;”
RESPONSIBLE DIRECTORATE	Planning and Community Development
ACTION NUMBER	71026
STATUS	Partially addressed in Report to Council 27 April 2004. Remainder to be reported as part of the Centres Strategy review, which is intended to be undertaken as soon as possible. It should be noted that review initiation is dependent on data release from the WAPC, and was anticipated to occur before December 2005.
	This item was originally listed for December 2005. It is noted that the WAPC has not initiated any review of its Commercial Centres Policy or the data contained within that Policy. It is therefore proposed to commence the review of the City of Joondalup Centres Strategy independently of the WAPC review.

DUE DATE	JUNE 2006
SUBJECT	PETITION REQUESTING RETICULATION OF RIDGE PARK, EDGEWATER - C28-06/06
	A 30-signature petition has been received from residents of Edgewater, requesting reticulation of Ridge Park, which is bordered by Ridge Close and Vista Close, to enable greater use by children in the area.
RESPONSIBLE DIRECTORATE	Infrastructure Services
	115354
ACTION NUMBER	
STATUS	This matter has been investigated and will be handled administratively. A letter to the representative petitioner will be sent before the end of June 2006.

DUE DATE **JUNE 2006**

SUBJECT **PETITION REQUESTING AN INCREASE IN THE LEVEL OF FUNDING – YELLAGONGA REGIONAL PARK - C28-06/06**

A 94-signature petition has been received on behalf of residents of the City of Joondalup requesting Council to increase the level of funding in the 2006/07 Budget towards improving the standard of facilities at Yellagonga Regional Park.

RESPONSIBLE DIRECTORATE Governance and Strategy

ACTION NUMBER 115353

STATUS The Yellagonga Regional Park (YRP) including all the lands and water of the park is vested in the National Parks and Nature Conservation Authority (NPNCA) and managed by the Department of Conservation and Land Management (CALM). The Yellagonga Regional Park has a Plan, (The Yellagonga Regional Park Management Plan 2002-2012) which was developed by CALM in conjunction with the Cities of Joondalup and Wanneroo. Both Councils, in late 2002, endorsed the final plan, which now requires the two Cities and CALM to take joint responsibility for care, control and management of the areas of the park under their jurisdiction.

The City of Joondalup (CoJ) has care, control and management for approximately 10% of the park. This includes two key areas for use by the broader community (Neil Hawkins Park and Picnic Cove, Edgewater).

CALM have overall responsibility for most areas within the parks. The CoJ has an officer representative on the YRP Community Advisory Committee and more recently the Council has appointed Councillor Corr to this committee. Through this committee the works are discussed in relation to progression of the YRP Management Plan and is regularly reported to the committee by CALM. The CoJ has a role on the committee to advise and or influence the planning of works undertaken within the regional park.

The petition received has requested a number of specific areas be funded in 2006/7, which to a large extent are CALM responsibilities and many are currently in the planning or implementation stages as follows:

- 1 Extending the network of dual use pathways and sealing limestone trails.

The CoJ has, within its area of responsibility, completed sealing all the pathways in the YRP. Most areas currently left unsealed are on CALM land, for which CALM has work plans in place to complete these unsealed sections.

2 New boardwalks and nature/wildlife observation platforms

CALM has responsibility for the water body under the YRP Management Plan and all boardwalks and observation decks are CALM responsibility. CALM has completed trails, boardwalks and lookout points around Goollelal Drive and Hocking Road, Kingsley and have other sites planned for construction within their works program.

3 Improved Interpretive signage at educational nodes

CALM have set up a special interpretative unit to develop materials for the park and that work is now finalised. CALM have advised recently that the interpretive materials are now ready to be installed and these works have commenced.

4 Family friendly visitor facilities to cater for 55,000+ visitors per year

The CoJ through the implementation of its Tourism Development Plan (TDP) has objectives and strategies that will cater for increasing visitors to the YRP and in particular maximising the potential of Neil Hawkins Park.

The CoJ in partnership with the City of Wanneroo is in the process of developing a feasibility study for an environment centre that would further enhance visitor opportunities to the lake system.

5 Better resourcing of conservation projects undertaken by volunteer groups.

Given that the majority of the YRP is under the management and control of CALM, community groups undertaking work in the park would need to work with CALM to determine what projects they wish to pursue. Following agreement with CALM, the community group could make submissions to the City for financial support for on ground projects which fall in areas managed by the CoJ, which would be assessed by the City on a case by case basis.

In conclusion, the lead petitioner will be advised that the issues raised are in the main the responsibility of the Department of Conservation and Land Management. This Item may therefore be removed from the agenda.



**DECLARATION OF
FINANCIAL INTEREST/INTEREST THAT MAY AFFECT
IMPARTIALITY**

**To: CHIEF EXECUTIVE OFFICER
CITY OF JOONDALUP**

Name/ Position	
Meeting Date	
Item No/ Subject	
Nature of Interest	Financial Interest * Interest that may affect impartiality* <i>* Delete where not applicable</i>
Extent of Interest	
Signature	
Date	

Section 5.65(1) of the Local Government Act 1995 states that:

“A member who has an interest in any matter to be discussed at a Council or Committee meeting that will be attended by that member must disclose the nature of the interest:

- (a) *in a written notice given to the CEO before the meeting; or*
- (b) *at the meeting immediately before the matter is discussed.*

