

CITY OF WANNEROO

MINUTES OF COUNCIL MEETING HELD IN COUNCIL CHAMBER
 ADMINISTRATION BUILDING, BOAS AVENUE, JOONDALUP,
 ON WEDNESDAY, 10 AUGUST 1994

ATTENDANCES AND APOLOGIES

Councillors:	H M WATERS, JP - Mayor	North Ward
	F D FREAME, Deputy Mayor	South-West Ward
	L O'GRADY	North Ward
	A V DAMMERS	Central Ward
	B A COOPER	Central Ward
	L A EWEN-CHAPPELL	Central Ward
	S P MAGYAR	Central Ward
	B J MOLONEY from 7.50 pm	South Ward
	K H WOOD	South Ward
	G A MAJOR	South-West Ward
	G W CURTIS	South-West Ward
	M E LYNN, JP	South-West Ward

Town Clerk:	R F COFFEY
City Planner:	O G DRESCHER
City Engineer:	R MCNALLY
City Treasurer:	J B TURKINGTON
City Building Surveyor:	R G FISCHER
Deputy City Building Surveyor:	L CANDIDO
Acting City Environmental Health Manager:	M AUSTIN
City Parks Manager:	F GRIFFIN
City Recreation and Cultural Services Manager:	R BANHAM
Manager, Municipal Law & Fire Services:	T M TREWIN
Manager Welfare Services:	P STUART
City Librarian:	N CLIFFORD
Publicity Officer:	W CURRALL
Executive Assistant:	P HIGGS
Committee Clerk:	J CARROLL
Minute Clerk:	V GOFF

Apologies for absence were tendered by Crs MacLean, Gilmore and Hall.

There were 20 members of the Public and 2 members of the Press in attendance.

The Mayor declared the meeting open at 7.30 pm.

CONFIRMATION OF MINUTES

I90801 MINUTES OF COUNCIL MEETING, 27 JULY 1994

Correction

Item I90752 - Hepburn Heights Conservation Area: Point 1 of the Recommendation was incorrectly recorded and should be amended to read:

"1 Council approves the planting project to be undertaken in Hepburn Heights by the South Padbury Primary School on Sunday 31 July 1994 to proceed under the normal conditions relating to other planting projects, with all plants being provided by Council from plants grown in local nurseries under the Green Plan;"

MOVED Cr Dammers, **SECONDED** Cr Magyar that the Minutes of Council Meeting held on 27 July 1994, amended as above, be confirmed as a true and correct record.

CARRIED

I90802 MINUTES OF SPECIAL COUNCIL MEETING, 3 AUGUST 1994

MOVED Cr Dammers, **SECONDED** Cr Lynn that the Minutes of Special Council Meeting held on 3 August 1994 be confirmed as a true and correct record.

CARRIED

QUESTIONS OF WHICH DUE NOTICE HAS BEEN GIVEN, WITHOUT DISCUSSION

Cr Major submitted the following questions at the Council Meeting of 27 July 1994, and the Town Clerk advised he would take these questions on Notice:

PURCHASE OF LOT 17 MINDARIE

Q1 Is it true that Lot 17 Mindarie was purchased by Mr Warren Anderson's company Owston Nominees for \$2,400,000 in June of 1978?

- A1 Yes
- Q2 Is it true that on behalf of the joint councils involved, the Valuer General valued Lot 17 Mindarie in June 1980 and his sworn valuation was \$2,400,000?
- A2 Yes
- Q3 Why did the joint councils involved in the purchase seek in July 1980 another valuation on Lot 17 Mindarie, at the cost of ratepayers of \$4,000,000 from Tony Lennon Property Valuations Company whose sworn valuation was \$3,457,000. A sum of \$1,057,000 more than the sworn valuation of the Valuer General?
- A3 Because it was apparent in the early course of negotiations that the property could not be acquired at the Valuer General's recommended price and also the Councils wished to have a second expert opinion to assist in negotiations on such an important acquisition.
- Q4 Is it true that the eventual purchase price in early 1981 of Lot 17 Mindarie was \$4,000,000; \$1,600,000 higher than the sworn valuation of the Valuer General?
- A4 Yes
- Q5 Why was the sum of \$4,977,543 quoted in the Agenda for Council meeting 22.06.94 as the purchase price for Lot 17 Mindarie?
- A5 This sum was made up of the purchase price as detailed hereunder plus valuation, survey, legal and conveyancing fees, land tax appointment (\$18,036.26) and general administration expenses.
- Q6 What sum did the joint councils pay for this land?
- A6 \$4,933,150.00 made up of principal \$3,836,213.75 and interest \$1,096,936.45 as detailed in the Schedule to the Deed of Assignment between the three municipalities dated 28 August 1981.

QUESTIONS OF WHICH NOTICE HAS NOT BEEN GIVEN, WITHOUT DISCUSSION

Nil

ANNOUNCEMENTS BY THE MAYOR, WITHOUT DISCUSSION**MAYORAL RECEPTION - WANNEROO SES UNIT**

Council held a Mayoral Reception last week to honour the members of the Wanneroo State Emergency Service Unit.

The Wanneroo SES helps the community in times of emergency and crisis.

This was never more apparent than in May of this year when Perth was hit by one of the worst storms on record.

The men and women who voluntarily give up their time to work in the local unit do a wonderful job and fully deserve praise from every member of the community.

WANNEROO CHAMBER OF COMMERCE AGM

I would like to thank Cr Beverley Moloney who deputised for me at last night's Annual General Meeting of the Wanneroo Chamber of Commerce.

Cr Moloney is a Life Member of the Chamber of Commerce and I couldn't think of a better person to deputise for me.

RWANDA APPEAL

Council's decision to donate \$2,000 to the Rwanda Appeal has met with the approval of Local Government Minister, Paul Omedei.

As a matter of fact, Council has shown the way to other councils. Hopefully the other municipalities will follow suit and make donations.

CRAIGIE LEISURE CENTRE "WOODVALE WHAM"

Earlier today I attended the Craigie Leisure Centre for the 1994 Woodvale Wham.

This is an annual event where all the primary schools in the Woodvale area get together and their bands perform in front of an audience.

The morning was most enjoyable and I believe we have some budding musicians in our midst.

OLDEST PIONEER - MRS EVA LAWRENCE

Our oldest pioneer, Mrs Eva Lawrence passed away aged 105. She was born in 1889 and was the last surviving child of Emma and Sam Cockman.

Council paid tribute to her on her 104th birthday at Cockman House.

PETITIONS, MEMORIALS AND DEPUTATIONS**I90803 PETITION OBJECTING TO AMENDMENT NO 555 TO TOWN PLANNING SCHEME 1 TO REZONE AND RECODE LOT 24 (207) WANNEROO ROAD FROM RURAL TO RESIDENTIAL DEVELOPMENT R40 - [790-555]**

Cr Wood submitted a 39-signature petition and letter objecting the proposal for a road and carparks within Yellagonga Regional Park, linking Wanneroo Road to the present south end of Goollelal Medical Centre, Kingsley.

MOVED Cr Wood, **SECONDED** Cr Ewen-Chappell that the petition and letter objecting to the proposal for a road and carparks within Yellagonga Regional Park be received and referred to Town Planning Department for action.

CARRIED**I90804 PETITION OBJECTING TO CHANGES TO OLDHAM RESERVE - [061-272]**

A 43-signature petition has been received objecting to changes to Oldham Reserve to accommodate a junior football oval, amenities block and carpark.

The petitioners object on the grounds of increased traffic and noise levels, possible vandalism and safety to pedestrians due to absence of footpaths.

This petition will be referred to Building Department for a report to Council.

MOVED Cr Ewen-Chappell, **SECONDED** Cr Lynn that the petition objecting to changes to Oldham Reserve be received and referred to Building Department for a report to Council.

CARRIED

RECYCLING CONFERENCE

Cr Curtis reported on his recent attendance at the Recycling Conference and thanked Council for the opportunity of attending.

I90805 PETITION OBJECTING TO CONSTRUCTION OF CHANGEROOM/TOILET BLOCK - OLDHAM PARK - [061-272]

A 17-signature petition has been received from residents of Dreyer Court, Yanchep opposing the construction of a Changeroom/Toilet block and carpark at the northern end of Oldham Park.

The petitioners object on the grounds of traffic problems, vandalism, loss of amenity and devaluation of property and safety of children living in Dreyer Court.

This petition will be referred to Building Department for a report to Council.

MOVED Cr Ewen-Chappell, **SECONDED** Cr Lynn that the petition opposing the construction of a Changeroom/Toilet block and carpark at the northern end of Oldham Park be received and referred to Building Department for a report to Council.

CARRIED**I90806 OBJECTION TO NOISE AND AIR POLLUTION - POULTRY SHEDS - [30/148]**

A petition has been received from Cherokee Village Tourist Park objecting to the noise and air pollution emanating from nearby poultry sheds.

This petition will be referred to Environmental Health Department for action.

MOVED Cr Dammers, **SECONDED** Cr O'Grady that the petition received from The Cherokee Village Tourist Park objecting to the noise and air pollution emanating from nearby poultry sheds be received and referred to Environmental Health Department for action.

CARRIED

BUSINESS DEFERRED FROM THE PREVIOUS MEETING OF COUNCIL, REQUIRING DECISION

Nil

BUSINESS OUTSTANDING FROM PREVIOUS MEETINGS

GIFT TO KASTORIA FROM COUNCIL - ex I90429

"a report be submitted to Council on the costs involved of transportation of a pair of black swans to Kastoria as a gift from Council."

Advice is presently awaited from the Greek Consulate as to whether the owners/operators of the Kastorian receiving facility currently hold or have sought accreditation as an acceptable enclosure by the Australian nature Conservation Agency. A report will be submitted in due course.

PROPOSED ELECTRIC FENCE: LOT 14 (28) AVERY STREET,
NEERABUP/AMENDMENT TO BY-LAWS RELATING TO FENCING AND PRIVATE
TENNIS COURT FLOODLIGHTING - ex I10307

"defers approval of an electrified fence at Lot 14 (28) Avery Street, Neerabup until the proposed amendments to Council's By-laws Relating to Fencing and Private Tennis Court Floodlighting are promulgated and advises the applicant accordingly".

Details have been received from Council's solicitors addressing amended fencing by-laws which include drafting changes sought by the Minister for Local Government. A report will be submitted in due course.

OLDHAM PARK, YANCHEP - PROPOSED TOILETS AND CHANGEROOMS - ex
I10603

"seeks a further report on siting the toilet block after the closing of the advertised period for viewing plans."

This matter is currently being advertised; a report will be submitted following close of advertising on 26 August 1994.

PROPOSED MERRIWA COMMUNITY CENTRE - ex I90721

"a further report regarding Management Agreements be submitted to Council."

This matter is currently being pursued through the project control group. A report will be submitted in due course.

DRAINAGE SUMP - LOT 7 KINGSWAY - ex H10222 and H91106

"consideration of the location of a drainage sump in Kingsway, west of Evandale Road junction be deferred."

"Council writes a letter to the owners of Lot 24 Kingsway requesting a response to this proposal."

The owner of Lot 24 Kingsway has agreed in principle to a revised proposal for a temporary drainage disposal facility on his property. Negotiations have been initiated on the compensation for a drainage easement on Lot 24 Kingsway. A report will be submitted on finalisation of the compensation negotiations.

PETITION REQUESTING TRAFFIC CALMING MEASURES - MARLOCK DRIVE, GREENWOOD - [510-89] - ex I90439

"the petition from residents requesting installation of traffic calming measures in Marlock Drive, Greenwood be received and referred to Engineering Department for a report to Council.

This matter is currently being investigated by the Traffic Section; a report will be presented to Council at its meeting on 24 August 1994.

PETITION REQUESTING UPGRADING OF ACCESS TO GLENGARRY PRIMARY SCHOOL - ex I90624

"the letter and petition requesting upgrading of access to Glengarry Primary School be received and referred to Engineering Department for a report to Council."

A number of options for the location of the Glengarry Primary School recycling facility have been prepared for further discussion with affected parties. A report will be presented after these discussions.

PETITION REQUESTING REMOVAL OF LIMESTONE TRACK ACROSS ALFRETON RESERVE - ex I90625

"the petition requesting the removal of a limestone track constructed across Alfreton Reserve be removed and referred to Engineering Department for a report to Council."

A report will be submitted to Council in conjunction with "Petition Requesting upgrading of Access to Glengarry Primary School"

PETITION REQUESTING TRAFFIC CALMING MEASURES - TWICKENHAM DRIVE, KINGSLEY - ex I90626

"the petition requesting traffic calming measures between the intersection of Twickenham Drive and Becton Court and 26 Twickenham Drive, Kingsley be received and referred to Engineering Department for a report to Council."

This matter is currently being investigated by the Traffic Section; a report will be presented to Council at its meeting on 24 August 1994.

WHITFORD CITY SHOPPING CENTRE TRAFFIC - ex I90654

"a report be submitted to Council on the traffic exiting from Whitford City Shopping Centre onto Banks Avenue and also the illumination at the Shopping Centre car park adjacent to that exit."

A report on the traffic exiting from Whitford City Shopping Centre onto Banks Avenue will be presented to Council after an evaluation period following the opening of the access to the public. The illumination problem will be referred direct to the shopping centre owners for investigation.

Cr Freame advised that an on-site meeting has been arranged with Council Officers for 7.30 pm, Thursday 11 August 1994. Residents are concerned at the traffic situation which exists at Banks Avenue with traffic exiting the Shopping Centre.

PETITION COMPLAINING OF PARKING PROBLEMS - KOONDOOLA PRE-PRIMARY SCHOOL - ex I90703

"the petition from residents of Meldrum Way, Koondoola in relation to difficulties caused by parents of pre-primary students at Koondoola Pre-primary School dropping off and collecting their children be received and referred to Engineering Department for a report to Council."

This matter is currently being investigated by the Traffic Section; a report will be presented to Council in due course.

PETITION REGARDING EXTENSION OF EDGEWATER DRIVE ONTO JOONDALUP CAMPUS - ex I90727

"the petition received from staff of Joondalup Campus, Edith Cowan University be received and referred to Engineering Department for a report to Council."

This matter is currently being investigated by the Traffic Section; a report will be presented to Council in due course.

PETITION REQUESTING INSTALLATION OF ROUNDABOUT - VENTURI DRIVE, OCEAN REEF - ex I90728

"the petition from residents of Ocean Reef, requesting the installation of a roundabout on Venturi Drive, at either its intersection with Diamond Drive or Cockpit Street be received and referred to Engineering Department for a report to Council."

This matter is currently being investigated by the Traffic Section; a report will be presented to Council in due course.

PETITION EXPRESSING CONCERN REGARDING PARKING FACILITIES AT WHITFORDS OCCASIONAL CHILD CARE CENTRE - ex I90729

"the petition concerning parking facilities at Whitfords Occasional Child Care Centre be received and referred to Engineering Department for a report to Council."

This matter is currently being investigated by the Traffic Section; a report will be presented to Council at its meeting on 24 August 1994.

PETITION OBJECTING TO CLEARING AND BURNING OF VEGETATION - ex H10912

"consideration of any further initiatives on the issue of clearing and burning of vegetation in subdivisional developments be deferred until the Environmental Protection Authority completes the final draft of the Smoke Control Guidelines".

This matter is currently being investigated; a report will be submitted in due course.

PROPOSAL TO DEVELOP JOONDALUP CENTRAL PARK AMPHITHEATRE AS A
JOB SKILLS PROJECT - [253-7] - ex I10433

- 1 defers consideration of the proposal as submitted
 by the RED Group;
- 2 establishes a project team of department officers
 to review the proposal and submit a report to
 Council within three (3) months."

Project team being formed. A report will be submitted to
Council in August 1994.

PETITION OBJECTING TO THE SALE AND/OR CONVERSION TO ANY DRY
PASSIVE PARKS WITHIN THE CITY OF WANNEROO - ex I90330

"the petition from residents from the Duncraig and
Padbury areas objecting to the sale and/or conversion of
any dry passive parks within the City of Wanneroo be
received and referred to the Parks Department for a
report to Council."

This matter is currently being investigated; a report will be
submitted to Council at its meeting on 24 August 1994.

PETITION REQUESTING UPGRADING OF FINNEY RESERVE, MARMION - ex
I90706

"the petition requesting Council take action to upgrade
Finney Reserve, Marmion be received and referred to
Parks Department for a report to Council."

This matter is currently being investigated; a report will be
submitted to Council at its meeting on 10 August 1994.

BARCLAY RESERVE, PADBURY - ex I20716

"following consultation, requires the City Parks Manager
to report on the cost of such a proposal for budgetary
consideration and time-framing."

A report will be submitted to Council in due course.

HEPBURN HEIGHTS CONSERVATION MANAGEMENT COMMITTEE - ex I90753

"a report be submitted to Council to ratify the Hepburn Heights Conservation Management Committee and for appointment of Council representatives."

TOWN CLERK'S REPORT ITEM 2

HEADWORKS CHARGES - ex H10318

"a report on the headworks costs of lot development be presented to Council following the study of Eastern States cities by Council's Co-ordinator of Strategic Planning."

This matter is currently being investigated; a report will be submitted in due course.

CONSULTANCY FUNDS FOR THE PROPOSED EAST-WEST DISTRICT DISTRIBUTOR ROADS TRAFFIC STUDY, NEERABUP NATIONAL PARK - ex H20407

"consideration of consultancy funds for the proposed East-West District Distributor Roads Traffic Study, Neerabup National Park, be deferred pending discussions between officers of the City of Wanneroo and Department of Planning and Urban Development."

This matter is being deferred pending further discussions.

OCEAN REEF COASTAL LAND: APPOINTMENT OF CONSULTANTS - ex H21248

"a further monitoring report on the Ocean Reef coastal land project be submitted to Council in July 1994"

A report will be submitted to Council in August 1994.

TOWN PLANNING SCHEME NO 21 - EAST WANNEROO DEVELOPMENT SCHEME - ex H81203A

"defers consideration of Points 1 - 4, as amended, of City Planner's Report H81203 pending a Special Meeting of Council regarding Town Planning Scheme No 21 in early 1994"

Council considered this issue at its meeting of 25 May 1994 (Item I50517) and resolved to engage a consultant to undertake the work involved in addressing the requirements of the Minister for Planning and the State Planning Commission. That work is

now being undertaken and the outcome will determine whether a Special Meeting of Council, to which the Premier is to be invited, is still required.

SUBDIVISION OF LOT 6 COOGEE ROAD, MARIGINIUP - ex H81203A

"defers consideration of the application by R G Lester and Associates on behalf of V and M C Pettigrove for the subdivision of Lot 6 Coogee Road, Mariginiup pending finalisation of the road alignment study for the area"

Special Town Planning Scheme No 21 resolved to defer this application pending the finalisation of the road alignment study for the area.

PROPOSED REZONING - LOT 300 (543) WANNEROO ROAD, WOODVALE - ex H81203A

"advises Mr S Aston that his application for the proposed rezoning of Lot 300 (543) Wanneroo Road, Woodvale is deferred and that this matter should be considered in conjunction with an overall strategy for the area. In this regard, the applicant should liaise with all the land owners within the area bounded by Ocean Reef Road in the north, the Yellagonga Regional park in the south and west and Wanneroo Road in the east, regarding the preparation of a local structure plan. Such a proposal should consider issues such as rationalisation of access onto Wanneroo Road and potential impacts of development on the adjoining Yellagonga Regional Park. This should be viewed in the context of the Council's draft strategy for the area"

This matter is currently being investigated; a report will be submitted in due course.

PROPOSED MEDICAL CONSULTING ROOMS, LOT 261 (23) ARNISDALE ROAD, DUNCRAIG - ex I20204

"Council defers the application for medical consulting rooms submitted by Geoffrey Lam for Lot 261 (23) Arnisdale Road, Duncraig, until it has considered and adopted the policy for the location of medical facilities in Arnisdale Road, Duncraig and has reviewed its consulting Rooms Policy."

A report will be submitted to Council following adoption of the final consulting rooms policy for Arnisdale Road.

PROPOSED EXTENSION TO MEDICAL CONSULTING ROOMS: LOT 1 (44)
ARNISDALE ROAD, DUNCRAIG - ex I20206

"Council defers the development application submitted on 24 December 1993 by N E Hunter on behalf of Dr Gan for additions to a consulting room on Lot 1 (44) Arnisdale Road, Duncraig until the finalisation and adoption of the Medical Facilities Policy for Arnisdale Road, Duncraig and the review of its consulting rooms policy has been considered."

A report will be submitted to Council following adoption of the final Consulting Rooms Policy for Arnisdale Road.

CLOSE OF ADVERTISING: AMENDMENT NO 661 TO TOWN PLANNING SCHEME NO 1 TO RECODE PORTION OF PT LOT M1722 DELAMERE AVENUE, CURRAMBINE FROM "R20" TO "R40" - ex I90350

"consideration of this matter be deferred pending a meeting being held with concerned residents."

The developers are preparing subdivision and development designs prior to a meeting being held with concerned residents. A report will be submitted to Council in due course.

WHITFORDS SEA SPORTS CLUB - PROVISION OF LAND - ex I90369

"a report be submitted to Council on the provision of land for Whitford Sea Sports Club to be used for accommodation/parking of craft."

This matter is currently being investigated; a report will be submitted in due course.

I90807 WHITFORD SEA SPORTS CLUB - [322-16]

The City Planner reported that this land is subject to an environmental assessment. Consultants have been engaged to undertake this assessment, which could take six months.

MOVED Cr Dammers, **SECONDED** Cr Freame that a letter be sent to Whitford Sea Sports Club advising the Club that the provision of land is subject to an environmental assessment.

CARRIED

DRAFT NORTH WANNEROO LOCAL STRUCTURE PLAN - ex I20418

"consideration of this matter be deferred and a further report be presented to Council."

This matter is currently being investigated, a report will be submitted in due course.

PROPOSED FENCING OF CUL-DE-SAC HEAD, ALFRED PLACE, OCEAN REEF - ex I20531

"consideration of this matter be deferred and referred back to Council."

This matter is currently being investigated; a report will be submitted to the next Policy and Special Purposes Committee Meeting.

FINAL REPORT: CITY OF WANNEROO INVENTORY OF HERITAGE PLACES - ex I20537

"a report be submitted to Council investigating the merits of Hepburn Heights being included on the Heritage List."

CITY PLANNER'S REPORT NO I20820.

SUBDIVISION APPROVAL OF LOT 118 (52) CANNA PLACE, WANNEROO - ex I60505A

"a report be submitted to Council on the competence of the Tribunal to determine this Appeal without the necessary scheme amendment to modify the Development Guide Plan."

This matter is currently being investigated; a report will be submitted in due course.

INTERNATIONAL COUNCIL FOR THE LOCAL ENVIRONMENTAL INITIATIVES - ex I90617

"a report on the feasibility of the City of Wanneroo joining the International Council for Local Environmental Initiatives based in Toronto be submitted to Council."

This matter is currently being investigated; a report will be submitted in due course.

PROPOSED CHILD CARE CENTRE, LOT 192 (2) ALBACORE DRIVE, SORRENTO - ex I20633

"consideration be deferred and a further report be submitted to Council."

This matter is currently being investigated; a report will be submitted in due course.

PETITION REQUESTING CLOSURE OF PEDESTRIAN ACCESSWAY - HAINSWORTH AVENUE TO TENDRING WAY, GIRRAWHEEN - ex I90705

"the petition from residents of Tendring Way, Girrawheen requesting the closure of the pedestrian accessway between Hainsworth Avenue and Tendring Way be received and referred to Town Planning Department for a report to Council."

This matter is currently being investigated; a report will be submitted in due course.

PROPOSED ADDITIONAL DWELLING, LOT 508 (9) CORMORANT COURT, HEATHRIDGE - ex I50719

"consideration of proposed additional dwelling, Lot 508 (9) Cormorant Court, Heathridge, be deferred;

the City Planner be authorised to negotiate the possibility of development on the site."

A report will be submitted after completion of negotiations regarding development on the site.

POSSIBLE NON-ORGANIC WASTE DISPOSAL SITE - OCEAN REEF - ex I90756

"a report be submitted to Council regarding the illegal dumping of building materials on vacant blocks and the possible liaison with the Water Authority of WA for the pipe assembly area at Ocean Reef boat launching facility being used as a non-organic waste disposal site to assist in improvement of the area for recreation purposes."

This matter is currently being investigated; a report will be submitted in due course.

COURT DECISION REGARDING SERVICE STATION - ex I90757

"a report be submitted to Council on the court decision regarding the Service Station at the intersection of Charles Street, Wanneroo Road and Scarborough Beach Road."

This matter is currently being investigated; a report will be submitted in due course.

ANNUAL STAFF REVIEW - ex H50801

"approves the creation of a temporary position of Fitness Centre Supervisor - Craigie Leisure Centre, for 12 months, with an evaluation undertaken at the end of that 12 months and a report submitted on the outcome of that evaluation".

The Fitness Centre Supervisor at Craigie Leisure Centre was appointed in November 1993. A report will be presented to Council in October 1994.

CRAIGIE LEISURE CENTRE - ex I90653

"the casual attendance at Craigie Leisure Centre be monitored for the period of three months and a report be submitted to the October Council meeting."

A report will be submitted to Council in October 1994.

FUNDING FOR CALISTHENICS CENTRE, WEST SWAN - ex I90754

"a report be submitted to Council on the funding background for the calisthenics centre in West Swan and whether this funding would be available to groups within the City of Wanneroo."

This matter is currently being investigated; a report will be submitted in due course.

PATROL OFFICER - YANCHEP/TWO ROCKS - ex I90328

"a report be submitted to Council on the feasibility of a permanent patrol officer being allocated for

Yanchep/Two Rocks to reduce problems of vandalism in the area".

A report will be submitted to Council at its meeting on 24 August 1994.

LEVY ON DOG REGISTRATION FEE - ex I90430

"a report be submitted to Council on the feasibility of introducing a 50¢ levy on annual dog registration fees, the funds raised to be used to educate the public on animal welfare issues."

A report will be submitted to Council at its meeting on 24 August 1994.

TAFE ANNUAL PRESENTATIONS - SPONSORSHIP - ex I50512

"it be recommended that a report be submitted to Council on whether Council should contribute sponsorship to be North Metropolitan college of TAFE Annual Presentations."

This matter is receiving attention; a report will be submitted in due course.

MISSING COSTUME ACCESSORIES - THIRD FLOOR FOYER - ex I90620

" a report be submitted to Council on the value and insurance coverage of the items which have been reported as missing from the display units on the third floor foyer."

This matter is being investigated; a report will be submitted in due course.

PETITION OBJECTING TO INCREASES IN FEES AT CRAIGIE LEISURE CENTRE - ex I90623

"the petition from Craigie Leisure Centre users objecting to the proposed 40% increase in gym fees and letter of support be received and referred to Treasury Department for a report to Council."

A survey is being undertaken on this matter and it is anticipated a report will be available in October 1994.

DONATION - LOW COST FOOD CENTRE - ex I50715

"a report be submitted to Council giving consideration to a donation of \$20,000 to The Wanneroo Community Projects Association Inc to assist in the operating costs of a low-cost food centre."

This matter is currently being investigated; a report will be submitted in due course.

MOVED Cr Freame, **SECONDED** Cr Dammers that the above matters be considered in the order in which they appear in the agenda.

CARRIED

MINUTES OF MANAGEMENT COMMITTEES, ADVISORY COMMITTEES AND OTHER ORGANISATIONS

MANAGEMENT COMMITTEES

A GLOUCESTER LODGE MUSEUM MANAGEMENT COMMITTEE Meeting held 6 July 1994

B YANCHEP/TWO ROCKS COMMUNITY BUS MANAGEMENT COMMITTEE Meeting held on 14 July 1994

MOVED Cr Freame, **SECONDED** Cr Dammers that the Minutes listed at Items A and B be received.

CARRIED

ADVISORY COMMITTEES

A SWAN REGION FIRE PROTECTION ADVISORY COMMITTEE Meeting held on 26 MAY 1994

B CHILDREN'S SERVICES ADVISORY COMMITTEE Meeting held on 4 July 1994

C MULTICULTURAL ADVISORY COMMITTEE Meeting held on 11 July 1994

MOVED Cr Freame, **SECONDED** Cr Dammers that the Minutes listed at Item A to C be received.

CARRIED

OTHER COMMITTEES

- A GREENWOOD/WARWICK COMMUNITY RECREATION ASSOCIATION
Meeting held on 9 May 1994
- B OUTSIDE SITE SAFETY COMMITTEE SPECIAL Meeting held on 13
July 1994

MOVED Cr Freame, **SECONDED** Cr Dammers that the Minutes listed at
Items A and B be received.

CARRIED

PUBLIC QUESTION/COMMENT TIME OF WHICH DUE NOTICE HAS BEEN GIVEN

QUESTIONS MAY BE PUT OR COMMENTS MADE BY THE PUBLIC RELATING TO
BUSINESS LISTED ON THE AGENDA.

DECLARATIONS OF PECUNIARY INTEREST

Cr Freame declared an interest in Items I20801 and I90819.

Cr Cooper declared an interest in Item I30801.

Cr Waters declared an interest in Item I30801.

Cr Dammers declared an interest in Item I30803.

Cr O'Grady declared an interest in Item I40803.

BUSINESS REQUIRING ACTION

I90808 TECHNICAL SERVICES

MOVED Cr Wood, **SECONDED** Cr Curtis that Technical Services
Reports be received.

CARRIED

REPORTS

I10801 JOONDALUP CITY CENTRE - BUS SHELTERS - [730-8-1]

CITY ENGINEER'S REPORT I10801

Council at its May 1991 meeting considered a submission from
Hames Sharley (Architects) on behalf of LandCorp for conceptual
designs of street furniture components for the Joondalup City
Centre. Individual elements of the street furniture collection

included seating, bus shelters, bollards, barrier rails, litter bins, drinking fountains and tree grilles.

Council approved, in principal, the Joondalup City Centre Street Furniture Concept subject to tests and trials of the street furniture components being to the satisfaction of the City Engineer and City Parks Manager. All elements of the street furniture collection other than the bus shelters and drinking fountains have been installed with minor modifications still required to the litter bins.

The City Engineer reports on LandCorp's proposal to fabricate and install a prototype bus shelter for further comment and evaluation.

MOVED Cr Wood, **SECONDED** Cr Lynn that Council approves, in principle, the Joondalup City Centre Bus Shelter, as submitted by LandCorp, subject to tests and trials of the prototype bus shelter being to the satisfaction of the City Engineer.

CARRIED

I10802 PARKING PROHIBITIONS - DORCHESTER AVENUE, WARWICK GROVE SHOPPING CENTRE - [510-1403]

CITY ENGINEER'S REPORT I10802

Westpoint Realty (Managers of Warwick Entertainment Centre) have requested Council to instal verge parking prohibitions adjacent to the Centre along Beach Road and Dorchester Avenue, Warwick. These prohibitions would support the installation of bollards to restrict parking on verges.

The City Engineer seeks Council approval to notify the Stirling City Council of this resolution as Beach Road is the municipal boundary between the Cities of Wanneroo and Stirling.

MOVED Cr Wood, **SECONDED** Cr Lynn that Council:

- 1 amends the existing "NO PARKING ANY TIME" signs on the north side of Beach Road, east of Dorchester Avenue to "NO PARKING ANY TIME CARRIAGEWAY OR VERGE" as shown on Attachment 3 to Report No I10802;
- 2 amends "NO STANDING ANY TIME" signs on the north east corner of the junction of Beach Road and Dorchester

Avenue to "NO STANDING ANY TIME, CARRIAGEWAY OR VERGE"
as shown on Attachment 3 to Report No I10802;

- 3 installs "NO PARKING CARRIAGEWAY OR VERGE" signs along
the east side of Dorchester Avenue, adjacent to the
Warwick Entertainment Centre, as shown on Attachment 3
to Report No I10802;
- 4 advises all interested parties accordingly.

CARRIED

Appendix I refers

I10803 PARKING PROHIBITIONS - JOONDALUP PRIMARY SCHOOL - [510-2859]

CITY ENGINEER'S REPORT I10803

The Joondalup Primary School P & C Association is seeking a series of traffic management treatments around the school including parking restrictions, to improve safety for pedestrians.

The City Engineer reports on the proposed traffic measures and supports the installation of parking prohibitions. He considers the installation of pedestrian refuge islands warrants further investigation.

MOVED Cr Wood, **SECONDED** Cr Lynn that Council:

- 1 installs "NO STANDING ANY TIME" signs along the north
side of Blue Mountain Drive from Candlewood Boulevard to
Jolstra Crescent as shown on Attachment 1 to Report No
I10803;
- 2 installs "NO STANDING ANYTIME CARRIAGEWAY OR VERGE"
signs along the unembayed sections of the east side of
Jolstra Crescent from Blue Mountain Drive to Iroquois
Gardens, as shown on Attachment 1 to Report No I10803;
- 3 installs "NO PARKING CARRIAGEWAY OR VERGE 8.15AM -
9.15AM; 2.30PM - 3.30PM MONDAY TO FRIDAY" signs along
the west side of Jolstra Crescent, as shown on
Attachment 1 to Report No I10803;

- 4 installs "NO STANDING ANYTIME CARRIAGEWAY OR VERGE" signs along the south side of Blue Mountain Drive from Manapouri Meander to Candlewood Boulevard, as shown on Attachment 1 to Report No I10803;
- 5 advises the Joondalup Primary School of the proposed traffic management strategy accordingly.

CARRIED

Appendix II refers

I10804 TEMPORARY CAR PARKING FACILITY - WHITFORD SHOPPING CENTRE FUNCTIONS - [30/300]

CITY ENGINEER'S REPORT I10804

The Whitford Shopping Centre Management is planning a gala opening for the "new" Whitford Shopping Centre and is seeking Council's support to open the centre for trading on the Queen's Birthday Public Holiday, 3 October 1994.

The City Engineer reports on a proposal by the Management to use Whitford West Park as a temporary car parking facility and to provide security staff to supervise car parking.

The City Parks Manager and the Manager, Municipal Law and Fire Services support this request subject to certain conditions being met.

RECOMMENDATION

That Council:

- 1 supports the gala opening of the Whitford Shopping Centre on the Queens Birthday Public Holiday on 3 October 1994;
- 2 approves the use of Whitford West Park as a temporary car parking facility on 3 October 1994 subject to the following conditions:
 - (a) State Government approval for the opening of the Whitford Shopping Centre for trade on the Queens Birthday Public Holiday on 3 October 1994;
 - (b) the park perimeter, as indicated at Attachment 2 of Report I10804 to be suitably roped off;

- (c) all access to the temporary car park to be from Dampier Avenue;
- (d) all parking to be supervised at all times;
- (e) a bond of \$200 to cover possible damage to trees, turf, bins, etc to be lodged with Council prior to October 1994;
- (f) the placement of signs by Whitford Shopping Centre Management in Whitford West Park before 26 September advising of the proposed use of the park for temporary parking on 3 October 1994;

3 advises Whitfords Shopping Centre Management accordingly.

MOVED Cr Dammers, **SECONDED** Cr Freame that this matter be deferred and referred to the next Policy and Special Purposes Committee Meeting.

CARRIED

Appendix III refers

I10805 SPEED ZONING - BADGERUP ROAD - [740-91525, 510-208]

CITY ENGINEER'S REPORT I10805

The City Engineer reports on the need to reduce the speed zoning of Badgerup Road, Gnangara between Golfview Place and Hartman Drive due to subdivisional development. He seeks Council approval to request Main Roads WA to reduce the speed limit to 80 km/hr.

MOVED Cr Wood, **SECONDED** Cr Lynn that Council requests Main Roads WA to implement an 80 Km/hr speed zoning for Badgerup Road between Hartman Road and Golfview Road, Gnangara.

CARRIED

I10806 PROPOSED AMENDMENTS TO COUNCIL'S BY-LAWS RELATING TO FENCING AND PRIVATE TENNIS COURT FLOODLIGHTING. - [30/3470 AND 920-9]

DEPUTY CITY BUILDING SURVEYOR'S REPORT I10806

At its meeting on 9 March 1994, Council approved proposed amendments to its By-laws relating to Fencing and Private Tennis Court Floodlighting to include a provision for electrified security fencing on commercial and industrial properties.

The amendments were advertised and submitted to the Minister for Local Government for gazettal. The Minister requested drafting changes.

The Deputy City Building Surveyor provides details of these amendments.

MOVED Cr Wood, **SECONDED** Cr Lynn that Council:

- 1 amends its By-laws relating to Fencing and Private Tennis Court Floodlighting as outlined in Report I10806;
- 2 authorises affixation of the Common Seal to and endorses the signing of the documents;
- 3 authorises administrative action in accordance with Section 190 of the Local Government Act 1960, to have the proposed amendments promulgated.

CARRIED

Appendix IV refers

I90809 TOWN PLANNING

MOVED Cr Dammers, **SECONDED** Cr O'Grady that the Town Planning Reports be received.

CARRIED

REPORTS

I20801 PROPOSED CHILD CARE CENTRE AT LOT 44 (2) PINNAROO DRIVE, PADBURY - [30/4575]

CITY PLANNER'S REPORT I20801

Council refused a development application for a child care centre on Lot 44 (2) Pinnaroo Drive, Padbury in 1993. The site is zoned "Special Development A" and a child care centre is an AA use (a use not permitted without Council's approval) in this zone.

The City Planner reports on a fresh application and advises that the proposal was advertised on site and in the local newspaper for a period of 30 days in which time 6 letters of objection were received. He provides an assessment of the subject and considers the proposal should be refused.

Cr Freame declared an interest in this item.

MOVED Cr Dammers, **SECONDED** Cr Wood that Council refuses the application submitted by Christine Wells for a child care centre at Lot 44 (2) Pinnaroo Drive, Padbury on the grounds that:

- 1 the use is likely to adversely affect the residential amenity of the area;
- 2 the vehicle trips that will be generated by the proposal will adversely increase traffic congestion at the intersection of Pinnaroo Drive and Gibson Avenue.

CARRIED

Cr Freame abstained from voting.

**I20802 PROPOSED AGED PERSONS DEVELOPMENT, PT LOT 50 (109)
HILLCREST ROAD, ALEXANDER HEIGHTS - [30/4786]**

CITY PLANNER'S REPORT I20802

Homeswest seeks Council approval to construct twelve aged persons dwellings on Pt Lot 50 (109) Hillcrest Road, Alexander Heights.

Lot 50 is currently in the process of being rezoned and subdivided to accommodate several uses and this application seeks Council's discretion to reduce the primary street setback.

The City Planner provides details and an assessment of the proposal.

MOVED Cr Dammers, **SECONDED** Cr Magyar that Council:

- 1 exercises its discretion under Clause 1.5.7 of the Residential Planning Codes and approves a reduction of the primary street setback at Pt Lot 50 (proposed Lot 9) Hillcrest Road, Alexander Heights to allow an average setback of 4m with a minimum of 2.5m for the development of 12 aged persons units as submitted by Arc Architects on behalf of Homeswest, subject to:

- (a) the provision of standard verge landscaping to the satisfaction of the City Parks Manager;
- (b) the finalisation of Amendment No 685;
- (c) the plans being modified around Unit 6 to accommodate the proposed roundabout at the intersection of Errina Road and Hillcrest Road;
- (d) standard development conditions;

2 authorises the City Planner to approve any future residential applications to commence development on Pt Lot 50 Hillcrest Road, Alexander Heights that are generally of an acceptable standard and will maintain the urban village character of the precinct.

CARRIED

I20803 UPGRADING OF FUEL DEPOT, LOT 40 (1172) WANNEROO ROAD, WANNEROO - [30/2727]

CITY PLANNER'S REPORT I20803

Cr Moloney entered the Chamber at this point, the time being 7.50 pm.

Mr C J Searson is seeking Council approval to upgrade a bulk fuel depot on Lot 40 (1172) Wanneroo Road, Wanneroo.

The City Planner provides a detailed background and assessment of the subject site and advises that in accordance with Town Planning principles, the proposal is supported.

RECOMMENDATION

That Council approves the application by Mr C J Searson to upgrade the gas and fuel sales facilities at Lot 40 (1172) Wanneroo Road, Wanneroo, subject to:

- 1 the relocation of the proposed gas and diesel storage facilities to within the portion of Lot 40 which is covered by the special additional use zoning;

- 2 petrol sales being confined to filling of 200 litre drums only. No vehicle or other machinery fuel tanks are to be filled with petrol at Lot 40;
- 3 standard conditions of development.

MOVED Cr Dammers, **SECONDED** Cr Ewen-Chappell that Council approves the application by Mr C J Searson to upgrade the gas and fuel sales facilities at Lot 40 (1172) Wanneroo Road, Wanneroo, subject to:

- 1 the relocation of the proposed gas and diesel storage facilities to within the portion of Lot 40 which is covered by the special additional use zoning;
- 2 petrol sales being confined to filling of 200 litre drums only. No vehicle or other machinery fuel tanks are to be filled with petrol at Lot 40;
- 3 standard conditions of development;
- 4 the development being in accordance with the standards required by the Department of Environmental Protection.

CARRIED

I20804 PROPOSED REZONING/RECODING LOTS 10 AND 317-321 ST ANDREWS DRIVE, YANCHEP TO ACCOMMODATE GROUPED HOUSING - [790-696]

CITY PLANNER'S REPORT I20804

Greg Rowe and Associates on behalf of Sun City Country Club, seeks Council approval to rezone a portion of Lot 10, Lots 317 to 321 and a pedestrian accessway in St Andrews Drive, Yanchep to accommodate grouped housing.

The City Planner provides background details of the proposal which he considers should be supported.

RECOMMENDATION

That Council:

- 1 supports an amendment of Town Planning Scheme No 1 to:

- (a) lift the Reservation "Local Road" from the land contained within the pedestrian accessway between Lots 320 and 321 St Andrews Drive, Yanchep and zone the land Residential;
- (b) rezone portion Lot 10 St Andrews Drive, Yanchep from Private Recreation to Residential;
- (c) modify the Residential Density Code Map to recode the pedestrian accessway located between Lots 320 and 321 St Andrews Drive, portion Lot 10 St Andrews Drive and Lots 317 to 321 St Andrews Drive, Yanchep from R20 to R40;

- 2 forwards documentation for Amendment No 696 to the Hon Minister for Planning requesting approval to advertise for public comment;
- 3 advises the applicant that a formal request will need to be made to Council for the closure of the pedestrian accessway.

MOVED Cr O'Grady, **SECONDED** Cr Cooper that consideration of this matter be deferred and referred back to Policy and Special Purposes Committee to be held on 17 August 1994.

CARRIED

I20805 PROPOSED AMENDMENT NO 692 TO TOWN PLANNING SCHEME NO 1 TO RECODE PORTION OF LOT 75 BERKLEY ROAD, MARANGAROO FROM R20 TO R40 - [790-692]

CITY PLANNER'S REPORT I20805

Taylor and Burrell on behalf of Mr and Mrs Lukan are seeking Council approval to recode a portion of Lot 75 Berkley Road from R20 to R40.

The City Planner provides background details of the subject site and advises that part of Lot 75 is identified as R40 in the adopted Berkley Road Structure Plan.

MOVED Cr Dammers, **SECONDED** Cr Magyar that Council:

- 1 supports the application submitted by Taylor and Burrell on behalf of Mr and Mrs Lukan for the recoding of

portion of Lot 75 Berkley Road, Marangaroo from R20 to R40 and initiates Amendment No 692 for this purpose;

- 2 forwards the documents of Amendment No 692 to the Minister for Planning for preliminary approval to advertise.

CARRIED

I20806 CARPORT ADDITION TO UNIT 25, LOT 28 (11) ANGOVE DRIVE, HILLARYS - [30/4107]

CITY PLANNER'S REPORT I20806

M A Beard seeks Council approval to construct a 3.5m x 2.5m additional carport to Unit 25, Lot 28 (11) Angove Drive, Hillarys.

The City Planner provides background details to the subject site and considers that the proposal does not conform to Council's standards and cannot be supported.

MOVED Cr Dammers, **SECONDED** Cr Magyar that Council refuses the application by M A Beard for a carport addition to Unit 25, Lot 28 (11) Angove Drive, Hillarys on the grounds that:

- 1 it does not conform to Council's standard minimum requirements for carports on grouped dwellings;
- 2 construction of an additional carport of the required size would significantly affect the amenity of the villa development and its occupants irrespective of its location.

CARRIED

I20807 PROPOSED FENCING ON PUBLIC ACCESSWAYS, LOT 976 (11) BURLOS COURT, JOONDALUP - [30/4252]

CITY PLANNER'S REPORT I20807

Philip McAllister, Architects, on behalf of the Patricia Giles Centre, seek Council approval to vary the required fencing to the public accessways that front the proposed Women's Refuge at Lot 976 (11) Burlos Court, Joondalup.

The City Planner provides background details to this subject site and supports the installation of an open picket fence on the southern boundary and a closed timberlap fence on the northern boundary.

MOVED Cr Dammers, **SECONDED** Cr Magyar that:

- 1 Council approves the application by Philip McAllister Architects on behalf of the Patricia Giles Centre Inc for an open picket fence on the southern boundary and a closed timberlap fence on the northern boundary of Lot 976 (11) Burlos Court, Joondalup;
- 2 a further report be presented to Council investigating the possibility of closing the public accessway located to the north of Lot 976 Burlos Court, Joondalup.

CARRIED

I20808 PROPOSED SUBDIVISION, LOT 1002 QUINNS ROAD, MINDARIE - [740-93420]

CITY PLANNER'S REPORT I20808

Russell Taylor and William Burrell on behalf of Gumflower Pty Ltd seek Council approval to subdivide Lot 1002 Quinns Road, Mindarie into 107 residential lots ranging in size from 705m² to 1042m².

The City Planner provides background details to the subject site and identifies a number of concerns, particularly relating to amenity and maintenance. He considers the application should not be supported in its current form.

MOVED Cr Dammers, **SECONDED** Cr Magyar that Council:

- 1 does not support the application submitted by Russell Taylor and William Burrell Planning Consultants on behalf of Gumflower Pty Ltd for the subdivision of Lot 1002 Quinns Road, Mindarie for the following reasons:
 - (a) the design proposes several rows of lots with dual road frontages. This considerably increases the length of road and the extent of drainage facilities required, leading to disproportionately higher ongoing maintenance costs;

- (b) the design proposes considerable length of non-frontage road verges, pedestrian accessways and publicly visible retaining walls and uniform fencing which will cause ongoing amenity, graffiti and maintenance problems;
- (c) the design does not sufficiently integrate with existing residential development to the north or south of the application area;
- (d) support for this application would create an undesirable precedent;

2 advises the applicant that it would be prepared to support residential subdivision over this land that addresses the concerns identified in Points 1(a) - (d).

CARRIED

**I20809 PROPOSED SUBDIVISION, LOT 21 (57) ROUSSET ROAD,
MARIGINIUP - [740-94520]**

CITY PLANNER'S REPORT I20809

P and V Trandos seek Council approval to subdivide Lot 21 (57) Rousset Road, Mariginiup into two lots.

The City Planner provides background details to this proposal which complies with the minimum lot size requirements of Council's Rural Subdivision Policy. However the land is affected by the East Wanneroo District Transport Study which has not been finalised. He suggestions consideration of this application be deferred.

MOVED Cr Dammers, **SECONDED** Cr Magyar that Council:

- 1 defers consideration of the application submitted by P and V Trandos for the subdivision of Lot 21 Rousset Road, Mariginiup pending:
- (a) finalisation of the East Wanneroo District Transport Study;
 - (b) determination of the design details for the future widening and realignment of Rousset Road;

- 2 writes to the landowner suggesting that Council may be prepared to consider Special Rural rezoning of Lot 21 Rousset Road provided that such an application is submitted to Council on the following basis:
- (a) multiple adjacent landowners in the area submitting a joint scheme amendment application to rezone their lots to Special Rural;
 - (b) a consultant being engaged to prepare the scheme amendment application in the context of an overall detailed structure plan and interim local rural strategy for the wider locality;
- 3 advises the Department of Planning and Urban Development of Point 2 above.

CARRIED

**I20810 PROPOSED SUBDIVISION, LOT 16 (151) MARIGINIUP ROAD,
MARIGINIUP - [740-94492]**

CITY PLANNER'S REPORT I20810

J Tadrus seeks Council approval to subdivide Lot 16 (151) Mariginiup Road, Mariginiup to create three lots.

The City Planner provides background details of this subject site and advises that the proposed lot sizes contravene Council's Rural Subdivision Policy and should not be supported.

MOVED Cr Dammers, **SECONDED** Cr Magyar that Council:

- 1 does not support the application submitted by Mr J Tadrus for the subdivision of Lot 16 (151) Mariginiup Road, Mariginiup for the following reasons:
- (a) the proposal contravenes Council's Rural Subdivision Policy which specifies a minimum of 4 hectares;
 - (b) support for this proposal will establish an undesirable precedent for further subdivision in the locality;
 - (c) the proposal represents fragmentation of the rural area in this locality and would diminish its rural integrity;

- (d) support for this proposal would be premature given that future alignment and widening requirements for Mariginiup Road have not been determined;
- (e) the proposed battleaxe leg width does not comply with Council's standard requirement of 10 metres;

2 writes to the landowner suggesting that Council may be prepared to consider special rural rezoning of Lot 16 Mariginiup Road provided that such an application is submitted to Council on the following basis:

- (a) multiple adjacent landowners in the area submitting a joint scheme amendment application to rezone their lots to Special Rural;
- (b) a consultant being engaged to prepare the scheme amendment application in the context of an overall detailed structure plan and interim local rural strategy for the wider locality;

3 advises the Department of Planning and Urban Development of Point 2 above.

CARRIED

**I20811 PROPOSED SUBDIVISION, LOT 14 (121) MARIGINIUP ROAD,
MARIGINIUP - [940-94481]**

CITY PLANNER'S REPORT I20811

E and J Eindoff seek Council approval to subdivide Lot 14 (121) Mariginiup Road, Mariginiup to create two lots.

The City Planner provides a detailed background and assessment and advises that in accordance with Council's Rural Subdivision Policy, this application should not be supported.

MOVED Cr Dammers, **SECONDED** Cr Magyar that Council:

- 1 does not support the application submitted by E & J Eindorf for the subdivision of Lot 14 (121) Mariginiup Road, Mariginiup for the following reasons:

- (a) the proposal is inconsistent with Council's Rural Subdivision Policy which specifies a minimum lot size of 4 hectares in the locality;
- (b) the proposal represents fragmentation of the rural area in this locality and would diminish its rural integrity;
- (c) support for this proposal will establish an undesirable precedent for further subdivision in the locality;
- (d) the proposed battleaxe leg width does not comply with Council's standard requirement of 10 metres;
- (e) support for this proposal is premature because the East Wanneroo District Transport Study and design details for the possible future widening and realignment of Mariginiup road have not been finalised;

2 writes to the landowner suggesting that Council may be prepared to consider Special Rural rezoning of Lot 14 Mariginiup Road provided that such an application is submitted to Council on the following basis:

- (a) multiple adjacent landowners in the area submitting a joint scheme amendment application to rezone their lots to Special Rural;
- (b) a consultant being engaged to prepare the scheme amendment application in the context of an overall detailed structure plan and interim local rural strategy for the wider locality;

3 advises the Department of Planning and Urban Development of Point 2 above.

CARRIED

Cr Ewen-Chappell left the Chamber at this point, the time being 7.54 pm.

**I20812 PROPOSED SUBDIVISION, LOTS 5 AND 6 CAPORN STREET,
MARIGINIUP - [740-94591]**

CITY PLANNER'S REPORT I20812

R G and D F Lindsay and E and A Danti seek Council approval to subdivide Lots 5 and 6 Caporn Street, Mariginiup to create seven lots.

The City Planner provides a detailed background and assessment of the subject site which does not comply with Council's Rural Subdivision Policy. He considers that the application should not be supported.

MOVED Cr Dammers, **SECONDED** Cr Magyar that Council:

- 1 does not support the application submitted by Mr R G and D F Lindsay and E and A Danti for the subdivision of Lots 5 and 6 Caporn Street, Mariginiup for the following reasons:
 - (a) the proposal is inconsistent with Council's Rural Subdivision Policy which specifies a minimum of 4 hectares;
 - (b) support for the proposal will establish an undesirable precedent for further subdivision in the locality;
 - (c) the proposal represents fragmentation of the rural area in this locality and would diminish its rural integrity;
 - (d) support for the proposal would be premature because the East Wanneroo District Transport Study and therefore future widening requirements for Caporn Street have not been finalised;
- 2 writes to the landowner suggesting that Council may be prepared to consider Special Rural rezoning of Lots 5 and 6 Caporn Street provided that such an application is submitted to Council on the following basis:
 - (a) multiple adjacent landowners in the area submitting a joint scheme amendment application to rezone their lots to Special Rural;
 - (b) a consultant being engaged to prepare the scheme amendment application in the context of an overall detailed structure plan and interim local rural strategy for the wider locality;

- 3 advises the Department of Planning and Urban Development of Point 2 above.

CARRIED

I20813 CLOSE OF ADVERTISING: AMENDMENT NO 670 TO TOWN PLANNING SCHEME NO 1 TO REZONE PORTION OF LOT 106 BERKLEY ROAD, MARANGAROO FROM RESIDENTIAL DEVELOPMENT R20 TO RESIDENTIAL DEVELOPMENT SPECIAL ZONE (ADDITIONAL USE) CORNER STORE - [790-670]

CITY PLANNER'S REPORT I20813

Council has supported a rezoning of Portion Lot 106 Berkley Road, Marangaroo from Residential Development R20 to Residential Development Special Zone (Additional Use) Corner Store. Amendment No 670 to Town Planning Scheme No 1 was advertised for a period of 30 days in which time one submission of objection was received.

The City Planner provides background information and an assessment of the current situation. He advises that the proposed corner store will be located 1.24 km away from the objector's deli at 50 Highclere Boulevard, Marangaroo and should not encroach on the catchment of the deli.

Clearance for the subdivision of Lot 106 has been given and each new lot has been issued with its title. Lot 58 (1) Parkin Way, Marangaroo is the lot at which the corner store will be developed.

MOVED Cr Dammers, **SECONDED** Cr Magyar that Council:

- 1 modifies Amendment No 670 to Town Planning Scheme No 1 by deleting all reference to Lot 106 Berkley Road, Marangaroo and replacing it with Lot 58 Parkin Way, Marangaroo;
- 2 finally adopts Amendment No 670 to Town Planning Scheme No 1;
- 3 authorises affixation of the Common Seal to, and endorses the signing of, the amending documents;
- 4 forwards Amendment No 670 to the Hon Minister for endorsement of final approval and publication in the Government Gazette.

CARRIED**I20814 REQUESTED CLOSURE OF PEDESTRIAN ACCESSWAY BETWEEN REDFIN CRESCENT AND SAILFISH CLOSE, BELDON - [510-946, 510-945]****CITY PLANNER'S REPORT I20814**

The four adjoining property owners of the pedestrian accessway between Sailfish close and Redfin Crescent, Beldon applied to have the accessway closed on the grounds of anti-social behaviour and vandalism they are experiencing.

At its meeting on 8 June 1994 Council resolved to initiate preliminary closure procedures by advertising the proposed closure in accordance with the provisions of the Local Government Act. The proposed closure was advertised in the Wanneroo Times and signs were erected at either end of the accessway. At the close of the 30 day advertising period, one objection was received from a resident in Sailfish Way.

The City Planner gives reasons why he does not support the closure of this accessway.

MOVED Cr Dammers, **SECONDED** Cr Magyar that Council does not agree to the closure of the pedestrian accessway between Redfin Crescent and Sailfish Close, Beldon.

CARRIED**I20815 REQUESTED CLOSURE OF 0.1M PEDESTRIAN ACCESSWAY ADJOINING LOT 334 SANTA ANA MEWS, CURRAMBINE - [3598/334/27]****CITY PLANNER'S REPORT I20815**

The owners of Lot 334 Santa Ana Mews, Currambine have submitted building plans for the construction of a residence, carport and driveway. The proposed driveway cannot be approved as it will cross over a 0.1m pedestrian accessway.

The City Planner reports that the pedestrian accessway serves no useful purpose and could easily be closed to allow the driveway to be approved.

The owners of Lot 334 will be required to purchase the land within the accessway from the Department of Land Administration and meet statutory Title Office fees.

MOVED Cr Dammers, **SECONDED** Cr Magyar that Council agrees to the closure of the 0.1m pedestrian accessway adjoining the front boundary of Lot 334 Santa Ana Mews, Currambine subject to its simultaneous amalgamation with Lot 334 and the benefiting landowners meeting all of the costs involved in accordance with Council's policy.

CARRIED

I20816 REQUESTED CLOSURE OF PEDESTRIAN ACCESSWAY BETWEEN BARRE PLACE AND CASILDA ROAD, DUNCRAIG - [510-1014]

CITY PLANNER'S REPORT I20816

The residents of Lots 351, 350 and 358 are seeking closure of the pedestrian accessway between Barre Place and Casilda Road, Duncraig because of the amount of vandalism and antisocial behaviour they are experiencing.

The City Planner reports on the application and advises that the City has stormwater plant located within the accessway which will require an easement to protect the City's plant.

An advertisement will be placed in the Wanneroo Times and signs erected on either end of the accessway to gauge the opinions of residents.

MOVED Cr Dammers, **SECONDED** Cr Magyar that Council initiates preliminary closure procedures by advertising in accordance with the provisions of the Local Government Act in respect of the pedestrian accessway between Barre Place and Casilda Road, Duncraig subject to the benefiting landowners meeting all costs involved in accordance with Council's policy.

CARRIED

Cr Ewen-Chappell entered the Chamber at this point, the time being 7.59 pm.

I20817 DEFENCE (AREAS CONTROL) REGULATIONS - [290-0]

CITY PLANNER'S REPORT I20817

The Department of Defence will be implementing Regulations towards the latter part of 1994 in relation to Gingin and Pearce airfields. The effect of these will be to control the height of structures in eastern areas of the City. The impact on this municipality is minimal (with the possible exception of the

Pinjar Power Station) as the areas concerned are predominantly State Forest or remote rural areas.

The City Planner provides details of the proposed regulations.

MOVED Cr Dammers, **SECONDED** Cr Magyar that Council:

- 1 advises the Department of Defence that it has no objection to the proposed height restrictions;
- 2 offers to distribute an appropriate information sheet prepared by the Department of Defence to affected land owners;
- 3 alerts SECWA to the potential impact of the proposed height restrictions on its Pinjar Power Station.

CARRIED

I20818 PROPOSED PARAPET WALL TO A SECOND DWELLING CARPORT AT LOT 716 (44) ELMHURST WAY, GREENWOOD - [30/4771]

CITY PLANNER'S REPORT I20818

Mr Barry Hope-Hume seeks Council approval to construct an additional unit at Lot 716 (44) Elmhurst Way, Greenwood with a double carport on the boundary of the subject lot with a parapet wall.

The City Planner reports that the adjoining owners have submitted an objection to the carport being raised on the boundary on the grounds that it would disturb their dog.

The City Planner provides a detailed background and assessment of the proposal and supports the carport being located on the boundary.

MOVED Cr Dammers, **SECONDED** Cr Magyar that Council exercising its discretion under Clause 1.5.7 of the Residential Planning Codes and approves the application submitted by Mr B Hope-Hume for an additional dwelling incorporating a carport with a parapet wall to the boundary at Lot 716 (44) Elmhurst Way, Greenwood.

CARRIED

I20819 PROPOSED REDUCED SETBACK, LOT 1 (112) BAILEY ROAD, CARABOODA - [30/4776]

CITY PLANNER'S REPORT I20819

Profit Holdings on behalf of E and C Heffele seeks Council approval to construct a garage on Lot 1 (112) Bailey Road, Carabooda with a reduced setback.

The City Planner reports on the application and advises that the reduced setback will not adversely affect the streetscape and amenity of the rural area.

MOVED Cr Dammers, **SECONDED** Cr Magyar that Council exercises its discretion under Clause 5.9 of Town Planning Scheme No 1 to allow the reduction of the street alignment setback to 4m for Lot 1 (112) Bailey Road, Carabooda in accordance with submitted plans.

CARRIED

**I20820 INVENTORY OF HERITAGE PLACES - HEPBURN HEIGHTS
CONSERVATION AREA - PINNAROO VALLEY MEMORIAL PARK -
[050-2]****CITY PLANNER'S REPORT I20820**

At its meeting on 25 May 1994, Council requested that a report be prepared investigating the merits of Hepburn Heights and Pinnaroo Valley Memorial Park being included on the Inventory of Heritage Places. This matter has been referred via the Historical Sites Advisory Committee which recommends that the Council includes both areas in its Inventory because they have high conservation value and historical significance.

The Hepburn Heights Conservation Area is an "A" Class Reserve (No 42897), containing 20.88 hectares of land situated at Padbury, 18kms north of the Perth City centre. It is an area of remnant bushland which constitutes part of the previous Crown Reserve No 33286, just north of Hepburn Avenue. A narrow Sewerage Reserve vested in the Water Authority of WA separates the Hepburn Heights Conservation Area from Pinnaroo Valley Memorial Park.

The Pinnaroo Valley Memorial Park is immediately north of Hepburn Heights. It consists of Crown Reserve No 25746 of 116.6658 hectares situated between Mitchell Freeway and residential areas of Padbury just south of Whitfords Avenue. The area encompasses a section of the historical Stock Route.

The City Planner provides background details of the subjects and outlines the criteria used to assess the merits of including Hepburn Heights and Pinnaroo Valley in the Inventory of Heritage Places.

RECOMMENDATION

That Council includes the Hepburn Heights Conservation Area and Pinnaroo Valley Memorial Park in the City of Wanneroo Inventory of Heritage Places.

MOVED Cr Dammers, **SECONDED** Cr Magyar that Council:

- 1 includes the Hepburn Heights Conservation Area in the City of Wanneroo Inventory of Heritage Places;
- 2 enlists the support of the Metropolitan Cemeteries Board for the inclusion of Pinnaroo Valley Memorial Park in the City of Wanneroo Inventory of Heritage Places.

CARRIED

I20821 AMENDMENT NO 555 TO TOWN PLANNING SCHEME NO 1 TO REZONE AND RECODE LOT 24 (207) WANNEROO ROAD FROM RURAL TO RESIDENTIAL DEVELOPMENT R40 - [790-555]

CITY PLANNER'S REPORT I20821

Greg Rowe and Associates on behalf of F Conti sought Council approval for Amendment No 555 to rezone and recode Lot 24 (207) Wanneroo Road, Kingsley from Rural to Residential R40.

In October 1990 Council resolved to support an amendment to Town Planning Scheme No 1 to rezone and recode Lot 24 (207) Wanneroo Road, Kingsley to Residential Development R40.

Prior to the finalisation of the amendment, however, the Minister for Planning advised that the land west of the 30m AHD contour line was to be ceded free of cost to the Crown, a satisfactory structure plan over the area was to be submitted and the Urban Deferred Zoning under the Metropolitan Region Scheme over Lots 24, 100 and Pt Lots 6 and 7 was to be lifted.

A structure plan was received from Grey and Lewis in June 1994 identifying the proposed western boundary of the area with consideration given to a possible link to Yellagonga Regional Park to the north and the Waldeck Nursery site to the south.

The structure plan also addresses permanent and temporary access points onto Wanneroo Road.

The City Planner provides a detailed background and assessment of the proposal. He emphasises the importance of Council adopting a structure plan identifying the development potential and guide to the subdivision of land prior to finalising its related amendment.

The structure plan prepared by Grey and Lewis proposes the most suitable development of Lots 24, 100, and Pt Lots 6 and 7 Wanneroo Road, Kingsley.

MOVED Cr Dammers, **SECONDED** Cr Magyar that Council:

1 rescinds its resolution H21230, viz:

- "1. adopts Amendment No 555 to Town Planning Scheme No 1 to rezone Lot 24 (207) Wanneroo Road, Kingsley from Rural to Residential Development R40;
2. forwards the submissions received to the Hon Minister for Planning seeking final approval to Amendment No 555;
3. prior to the affixation of the Common Seal to the amending documents, requires the following:

(a) that the owner enters into a legal agreement with Council, at the Owner's expense, with regard to the payment of the relevant headworks charges to be determined by Town Planning Scheme No 21 - East Wanneroo Development Scheme. The agreement requiring the owner to cede that land west of the Residential Development R40 area, free of cost to the Crown, with no compensation payable under Town Planning Scheme 21;

(b) acceptance of a satisfactory structure plan for the subject area incorporating road access into the abutting portion of the Yellagonga Regional Park on the northern boundary;

(c) (i) the Hon Minister being satisfied that all drainage and run-off can be captured and diverted from the lake;

- (ii) that the development is connected to mains sewer;

4. once the land area in 3(a) above is ceded to the Crown, requests the North West District Planning Committee to request the State Planning Commission to reserve the land under the Metropolitan Region Scheme as Parks and Recreation."

2 adopts Amendment No 555 to Town Planning Scheme No 1 to rezone Lot 24 (207) Wanneroo Road, Kingsley from Rural to Residential Development R40;

3 adopts the modified 30m AHD contour as identified in the structure plan as the western boundary to the rezoning and recoding of Lot 24 Wanneroo Road, Kingsley;

4 modifies the amendment maps to reflect the new western boundary as identified in 3. above;

5 adopts the structure plan submitted by Gray & Lewis and inserts it into the amending documents as the Development Guide Plan for Lot 24 Wanneroo Road, Kingsley;

6 prior to affixation of the Common Seal to the amending documents, requires the preparation and execution, entirely at the applicant's expense, of a deed whereby the applicants agree:

(a) to cede, free of cost to the Crown:

(i) all land below the modified 30m AHD contour;

(ii) the land required for the north-south lake foreshore road and the east-west access road as shown on the structure plan;

(b) to construct these roads at the time of development of the land;

7 subject to 6 above:

- (a) authorises affixation of the Common Seal to, and endorses the signing of, the amending documents;
- (b) forwards Amendment No 555 to the Hon Minister for endorsement for final approval and publication in the Government Gazette.

CARRIED

I90810 FINANCE & ADMINISTRATIVE RESOURCES

MOVED Cr Lynn, **SECONDED** Cr Freame that the Finance and Administrative Resources Reports be received.

CARRIED

REPORTS

I30801 GENERAL ASSEMBLY OF THE AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION - [202-2-4]

TOWN CLERK'S REPORT I30801

At its meeting on 13 April 1994, Council resolved to make provision in the 1994/95 draft Budget for a councillor and the Town Clerk to attend the General Assembly of the Australian Local Government Association (Item I30401 refers).

The Town Clerk reports on the General Assembly which will be convened in Canberra from 6 to 9 November 1994. The cost of the conference is \$2,450 per person.

The Town Clerk further reported that he considered this Conference of particular importance to the City of Wanneroo and suggested that two Councillors attend.

Cr Dammers nominated Cr Cooper.

Cr O'Grady nominated Cr Waters.

Cr Major nominated Cr Lynn.

Cr Curtis nominated himself.

A secret ballot was therefore conducted and the Town Clerk and Executive Officer left the Chamber at this point in order to count the votes.

On their return, the Town Clerk declared the Mayor and Cr Cooper duly elected to attend the General Assembly of the Australian Local Government Association.

Crs Waters and Cooper declared an interest.

MOVED Cr Wood, **SECONDED** Cr Freame that Council nominates the Mayor and Cr Cooper to attend the General Assembly of the Australian Local Government Association to be held in Canberra between 6 and 9 November 1994, at a cost of \$2,450, subject to the authorisation of such expenditure in the 1994/95 Budget.

**CARRIED BY AN
ABSOLUTE MAJORITY**

Crs Waters and Cooper abstained from voting.

I30802 DONATIONS - [009-1]

CITY TREASURER'S REPORT I30802

The City Treasurer reports on the following requests for financial assistance.

- Miss Louise Hinchcliffe of Padbury (Under 19's Youth National Soccer Championships - Canberra)
- Greenwood Senior High School (Donation towards a book award for outstanding student in field of Economics)

MOVED Cr Ewen-Chappell, **SECONDED** Cr Moloney that Council:

- 1 donates \$50.00 to Miss Louise Hinchcliffe to assist with costs to participate in the Under 19's Youth National Soccer Championships. Such donation to be from Account No 29470 - Sundry Donations - Recreation Control;
- 2 donates \$50.00 to the Greenwood Senior High School to purchase a book for the outstanding student in the field of Economics, to be presented on Monday, 28 November 1994. Such donation to be from Account No 20052 - Members Presentation Items.

**C
CARRIED**

I30803 BIENNIAL NEW ZEALAND/AUSTRALIAN LIBRARY AND INFORMATION ASSOCIATION JOINT CONFERENCE - [202-1-3]**TOWN CLERK'S REPORT I30803**

This year the Australian Library and Information Association (ALIA) has resolved to hold a joint conference with the New Zealand Library and Information Association (NZLIA). The conference will be held in Wellington, New Zealand from 26-30 September 1994.

The Town Clerk provides details and costs associated with the conference.

RECOMMENDATION

That Council **BY ABSOLUTE MAJORITY**, nominates a Councillor to attend the Biennial New Zealand/Australian Library and Information Association Joint Conference to be held in Wellington, New Zealand between 26 and 30 September 1994, at a cost of \$3,230, subject to the authorisation of such expenditure in the 1994/95 Budget.

Cr Ewen-Chappell nominated Cr Dammers.

Cr Dammers advised that he had recently visited New Zealand investigating manufacturing processes with regard to re-using plastic products.

He stated that he had planned to return to New Zealand in the near future and would be prepared to schedule his travel arrangements to coincide with the abovementioned Conference and pay 50% of airfares and all expenses incurred by himself not relating to the Conference.

Cr Dammers declared an interest in this item.

MOVED Cr Ewen-Chappell, **SECONDED** Cr Moloney that Council nominates Cr Dammers to attend the Biennial New Zealand/Australian Library and Information Association Joint Conference to be held in Wellington, New Zealand between 26 and 30 September 1994, at an cost of \$3,230, subject to:

- 1 the authorisation of such expenditure in the 1994/95 Budget;

2 Cr Dammers paying 50% of airfares and all expenses incurred by himself not relating to the conference.

**CARRIED BY AN
ABSOLUTE MAJORITY**

Cr Dammers abstained from voting.

I90811 COMMUNITY SERVICES

MOVED Cr Freame, **SECONDED** Cr Lynn that the Community Services Reports be received.

CARRIED

REPORTS

I40801 RAVE PARTIES - H91020, I50416, I90461, I60518, I6064 - [863-1-1]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT I40801

On 27 April 1994 Council was advised that a Working Party comprising Local Government Environmental Health Officers, Department of Environmental Protection, Western Australian Municipal Association, Attorney General's Office and the Police had been formed to study the ramifications of Rave Parties (Item I90461 refers).

The report of the Working Party has now been compiled and forwarded to the Attorney General's Office and the offices of the Ministers for Health, Environment, Local Government and Police.

The Report identifies inadequacies within the Environmental Protection Act 1986 and has recommended appropriate amendments to this legislation.

MOVED Cr Freame, **SECONDED** Cr Curtis that Council receives the Report and supports the recommendations made by the Working Party.

CARRIED

I40802 DUST AND ODOUR COMPLAINT - MR CONTI (I40426) - [3000/21/515, 3000/36/529]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT I40802

In April 1994 (Item I40426 refers) Council resolved to make a submission to the Minister for the Environment on behalf of Mr Conti for an environmental assessment of the operations of poultry sheds located at Lot 21 (515) Wanneroo Road, Wangara.

The Hon Minister, K Minson MLA has responded and advises, inter alia, that he does not consider that an environmental assessment of the farm is required.

MOVED Cr Freame, **SECONDED** Cr Curtis that Council advises Mr Conti of the Minister's response on the submission made on his behalf.

CARRIED

**I40803 OFFENSIVE TRADE APPLICATION - FISH PROCESSING
ESTABLISHMENT - [30/1733]**

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT I40803

Strzelecki Holdings Pty Ltd of Suite 4, 643 Newcastle Street, Leederville has applied to Council to establish an offensive trade (fish processing establishment) at Sorrento Quay, Hillarys Boat Harbour.

In accordance with the Model Health By-laws Series "A" the applicant advertised his intentions in the West Australian Newspaper. To date no objections have been received.

MOVED Cr Freame, **SECONDED** Cr Curtis that Council approves the establishment of an offensive trade (fish processing establishment) at Sorrento Quay, Hillarys Boat Harbour, subject to:

- 1 no objections being received by 19 August 1994;
- 2 the applicant obtaining a Form 2 Building Licence Approval for the shop fitout;
- 3 the premises complying with all Health Act provisions.

CARRIED

**I40804 LIBRARY BOARD (REGISTERED PUBLIC LIBRARIES) REGULATIONS
1985 - [212-7]**

CITY LIBRARIAN'S REPORT I40804

The City Librarian reports on a proposed amendment to the Library Board Regulations 1985 to allow people to join the library system once, and to use any public library of their choice.

It is not anticipated that the proposed amendment to the regulations will cause any difficulties.

MOVED Cr Freame, **SECONDED** Cr Curtis that Council corresponds support to the State Librarian for the proposed amendments to the Library Board (Registered Public Libraries) Regulations 1985.

CARRIED

I40805 YOUTH ADVISORY COMMITTEE TERMS OF REFERENCE - [485-2]

**CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT
I40805**

Council's Youth Advisory Committee has eleven "active" members out of a potential fourteen portfolios, as outlined in the Terms of Reference.

The current Terms of Reference indicate that a simply majority of eight must be attained to achieve a quorum.

The City Recreation and Cultural Services Manager requests that Council amends that section of the Terms of Reference to allow one half of the membership to constitute a quorum.

MOVED Cr Freame, **SECONDED** Cr Curtis that Council amends Section 4.5 of the Youth Advisory Committee's Terms of Reference to allow one half of the membership provided at Clause 2(i) to (v) inclusive, together with such number as shall be one half of the number occupying portfolios, from time to time, as expressed at Clause 2(vi) to constitute a quorum.

CARRIED

**I40806 1994 INSTITUTE OF AQUATIC AND RECREATION MANAGEMENT -
[260-0]**

**CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT
I40806**

The Institute of Aquatic and Recreation Management (IARM) has advised that its 25th Annual Conference will be held at the Vines Resort, Ellenbrook on 25/26 August 1994.

The City Recreation and Cultural Services Manager provides details of the theme of the conference and the cost of registration.

Cr Dammers nominated Cr O'Grady.

Cr O'Grady declared an interest in this item.

MOVED Cr Dammers, **SECONDED** Cr Cooper that Council nominates Cr O'Grady to attend the 25th Annual Institute of Aquatic and Recreation Management Conference to be conducted at the Vines Resort on 25/26 August 1994.

CARRIED

Cr O'Grady abstained from voting.

I40807 FOOD COMPLAINT - SAMPLE NO. 17 - [851-7]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT I40807

The City Environmental Health Manager reports on the sale of a bread roll which contained a piece of metal.

He seeks Council approval to instigate legal proceedings against the retailer and/or manufacturer in accordance with the provisions of the Health Act.

MOVED Cr Freame, **SECONDED** Cr Curtis that Council in accordance with the provisions of the Health Act 1911 instigates legal proceedings against the proprietors of either of the following:

- 1 Newmart Supermarket, Greenwood Shopping Centre, Calectasia Street, Greenwood; or
- 2 Mias Bakery, 29 Catalano Road, Canning Vale.

CARRIED

I90812 BUSINESS FOR INFORMATION

MOVED Cr Wood, **SECONDED** Cr Freame that the Reports for Information be received.

CARRIED

REPORTS

I60801 PARKING PROHIBITIONS - LANDSDALE ROAD - [510-225]

CITY ENGINEER'S REPORT I60801

Council, at its May 1993 meeting, supported the establishment of a retail nursery on Lot 30 Landsdale Road and the alterations to the existing nursery on Lot 39 (42) Landsdale Road, Landsdale (Item H20509 refers). Council also resolved to introduce parking prohibitions on the north side of Landsdale Road from the western boundary of Lot 31 to the eastern boundary of Lot 32.

The City Engineer reports on a decision by the Hon Minister for Local Government not to approve the prohibitions in Landsdale Road following an appeal by owners of Lot 39. A legal opinion has been sought on Council's procedures in this regard.

MOVED Cr Cooper, **SECONDED** Cr Wood that CITY ENGINEER'S REPORT I60801 be received.

CARRIED

I60801A PARKING PROHIBITIONS - LANDSDALE ROAD - [510-225]

MOVED Cr Cooper, **SECONDED** Cr Wood that Council approaches the Hon Minister for Local Government to reconsider his decision on the installation of parking prohibitions in Landsdale Road.

CARRIED

I60802 MONTHLY REPORT JUNE AND JULY 1994 - PARKS DEPARTMENT - [201-5]

CITY PARKS MANAGER'S REPORT I60802

The City Parks Manager reports on the major activities of work carried out by the Department's groundstaff during June and July 1994.

MOVED Cr Wood, **SECONDED** Cr Freame that CITY PARKS MANAGER'S REPORT I60802 be received.

CARRIED

**I60803 STATE PLANNING COMMISSION'S DECISION: PROPOSED
SUBDIVISION, LOT 4 MOORE DRIVE, JOONDALUP - [740-92001]**

CITY PLANNER'S REPORT I60803

In February 1994 (Item I90248 refers) Council refused a development application submitted by Greg Rowe and Associates on behalf of LandCorp for a service station and commercial development on portion of Lot 4 (380) corner Joondalup and Moore Drives.

The City Planner advises that the State Planning Commission has resolved to refuse the subdivision application because it contravenes the Joondalup City Centre Development Plan and Manual; the proposed commercial development of the site does not have the approval of Council, nor the Minister for Planning (on appeal); and an undesirable precedent would be established.

MOVED Cr Wood , **SECONDED** Cr Freame that CITY PLANNER'S REPORT I60803 be received.

CARRIED

I90813 POLICY AND SPECIAL PURPOSES COMMITTEE

MOVED Cr Cooper, **SECONDED** Cr Dammers that the Reports of the Policy and Special Purposes Committee Meeting held on 3 August 1994 be received.

CARRIED

ATTENDANCES

Councillors:	H M WATERS, JP - Mayor	North Ward
	L O'GRADY	North Ward
	A V DAMMERS	Central Ward
	G A MAJOR	South-West Ward
	B J MOLONEY - Deputising for Cr Gilmore	South Ward
	B A COOPER - Observer from 6.20 pm	Central Ward
	L A EWEN-CHAPPELL - Observer from 6.10 pm	Central Ward
	S P MAGYAR - Observer	Central Ward
	I D MACLEAN - Observer	South Ward

F D FREAME - Observer from 6.09 pm South-West
Ward
M E LYNN, JP - Observer South-West Ward

Town Clerk:	R F COFFEY
City Planner:	O G DRESCHER
City Engineer:	R MCNALLY
City Building Surveyor:	R FISCHER
Deputy City Building Surveyor:	L CANDIDO
City Librarian:	N CLIFFORD
Committee Clerk:	J CARROLL
Minute Clerk:	V GOFF

APOLOGIES

An apology for absence was tendered by Cr Gilmore; Cr Moloney deputised.

Apologies for absence were tendered by Crs Curtis, Wood and Hall.

CONFIRMATION OF MINUTES

The Minutes of Policy and Special Purposes Committee Meeting held on 20 July 1994, were confirmed as a true and correct record.

PETITIONS AND DEPUTATIONS

REQUEST FOR FUNDS - GLOUCESTER LODGE MUSEUM -[307-1] - I50803 refers.

DECLARATIONS OF PECUNIARY INTEREST

Nil

MEETING TIMES

Commenced: 5.59 pm
Closed: 6.35 pm

I50801 COUNCIL POLICY ON THE CONTROL OF MOVEABLE OR PORTABLE SIGNS - [013-3-1]**DEPUTY CITY BUILDING SURVEYOR'S REPORT I50801**

On 11 April 1994 (Item I50410 refers) Council resolved to adopt a policy on the control of moveable or portable signs and requested that a further report on the operation of the Policy be submitted to Policy and Special Purposes Committee.

The Deputy City Building Surveyor advises that Council's insurance has been extended to meet its legal liability in respect of motor vehicles/portable signs which have been legally impounded at Council's depot.

MOVED Cr Dammers, **SECONDED** Magyar that DEPUTY CITY BUILDING SURVEYOR'S REPORT I50801 be received.

CARRIED

I50802 DEVELOPERS' COVENANTS - [210-16]**CITY PLANNER'S REPORT I50802**

Council requested a report on the costs and implications of becoming involved in the administration of developers covenants.

Letters of consultation concerning this subject were sent to developers, the Department of Land Administration and the Department of Planning and Urban Development.

The City Planner provides details of the responses and advises that Council considers development under its planning scheme and by-law requirements and is not empowered to administer or enforce covenants. He suggests that there would be minimal impact and cost to Council if developers are given an opportunity to inspect plans for compliance with their covenants before building licences are issued.

CITY PLANNER'S REPORT I50802 Recommended that Council:

- 1 supports a return to the system which allowed developers to vet building plans before applications for building licences are submitted to the City;
- 2 prepares a draft "restrictive covenants policy" to facilitate developers who wish to inspect building

proposals for compliance with their covenants before applications for building licences are processed;

- 3 circulates the draft restrictive covenants policy to developers, relevant State Government Departments and housing/building organisations for comment prior to further consideration of a final policy on restrictive covenants;
- 4 invites developers to advise the City if they wish to see building proposals before applications for building licences are processed;
- 5 advises the Department for Local Government that it would wish to be represented on any working party formed to consider the enforcement of restrictive covenants.

MOVED Cr Dammers, **SECONDED** Cr Magyar that:

- 1 CITY PLANNER'S REPORT I50802 be received;
- 2 City Planner's recommendation **NOT BE ADOPTED** - Item I50802A refers.

CARRIED

I50802A DEVELOPERS' COVENANTS - [210-16]

MOVED Cr Dammers, **SECONDED** Cr Magyar that :

- 1 Council advises the Department for Local Government that it would wish to be represented on any working party formed to consider the enforcement of restrictive covenants;
- 2 a further report be submitted to Council in due course.

CARRIED

I50803 REQUEST FOR FUNDS - GLOUCESTER LODGE MUSEUM -[307-1]

Cr O'Grady submitted a request for funds of \$400 from Gloucester Lodge Museum who are holding an Open Day on 25 September 1994.

MOVED Cr Dammers, **SECONDED** Cr Magyar that the request from Gloucester Lodge Museum for funds of \$400 be received and referred to Treasury Department for a report to Council.

CARRIED

I90814 TOWN CLERK'S REPORT

MOVED Cr Wood, **SECONDED** Cr Freame that the Report of the Town Clerk be received.

CARRIED

I90815 SCHEDULE OF DOCUMENTS EXECUTED BY MEANS OF AFFIXING THE COMMON SEAL - [200-0-1]

Document: Withdrawal of Caveat
Parties: City of Wanneroo and W G and M A Brown
Description: Lot 37 (553) Neaves Road, Mariginiup
Date: 1.8.94

Document: Lease
Parties: City of Wanneroo and Tokyu Corporation
Description: Portion of Lot 1010 Yanchep Beach Road, Yanchep
Date: 1.8.94

MOVED Cr Wood, **SECONDED** Cr Freame that the Schedule of Documents executed by means of Affixing the Common Seal, be received.

CARRIED

I90816 HEPBURN HEIGHTS CONSERVATION MANAGEMENT COMMITTEE - [745-7]

At its meeting on 27 July 1994 Council resolved at item I90753 "that a report be submitted to Council to ratify the Hepburn Heights Conservation Management Committee and for appointment of Council representatives."

In considering both the nature and the importance of the work to be done by the committee, it is perhaps appropriate that the committee be constituted under the provisions of Section 180 of the Local Government Act; that is, as an advisory committee to Council.

This will provide for Council's active consideration of major issues relating to the Hepburn Heights Conservation Area, as distinct from the more remote involvement afforded by the delegation of such responsibility to a management committee under Section 181 of the Act.

The role of the committee would be to advise Council on all matters relevant to the ongoing management of the Hepburn Heights Conservation Area.

Representation on the existing informal committee comprises two ward councillors, two Parks Department officers, two representatives from the Friends of Hepburn Heights community group and an officer of the Kings Park Board. Such representation is considered appropriate at this time.

RECOMMENDATION

That Council:

- 1 pursuant to the provisions of Section 180 of the Local Government Act 1960 as amended, appoints a committee to advise Council on all matters relevant to the ongoing management of the Hepburn Heights Conservation Area, such committee to be comprised of two ward councillors, two Parks Department officers, two representatives from the Friends of Hepburn Heights community group and an officer of the Kings Park Board;
- 2 endorses the appointment of the following members:
Mr D Cluning, Deputy City Parks Manager
Mr D Saunders, Conservation Officer
Mr R Tauss, Friends of Hepburn Heights community group
Mr B Marshall, Friends of Hepburn Heights community group
Mr R Dixon, Kings Park Board;
- 3 appoints two South West Ward Councillors to the Hepburn Heights Advisory Committee.

MOVED Cr Curtis that Point 3 be amended to read:

"appoints two Councillors to the Hepburn Heights Advisory Committee:

There being no **SECONDER** the Motion

LAPSED.

MOVED Cr Dammers, **SECONDED** Cr Cooper that Council:

- 1 pursuant to the provisions of Section 180 of the Local Government Act 1960 as amended, appoints a committee to advise Council on all matters relevant to the ongoing

management of the Hepburn Heights Conservation Area, such committee to be comprised of two ward councillors, two Parks Department officers, two representatives from the Friends of Hepburn Heights community group and an officer of the Kings Park Board;

2 endorses the appointment of the following members:

Mr D Cluning, Deputy City Parks Manager
Mr D Saunders, Conservation Officer
Mr R Tauss, Friends of Hepburn Heights community group
Mr B Marshall, Friends of Hepburn Heights community group
Mr R Dixon, Kings Park Board;

3 appoints South West Ward Crs Freame and Curtis as Delegates and Cr Major as Deputy to the Hepburn Heights Advisory Committee.

CARRIED

I90817 NATIVE TITLE ACT INFORMATION PACK - [301-3]

Council has received an Information Pack on Native Title produced by the Aboriginal and Torres Strait Islander Commission (ATSIC). The pack is comprised of a series of Guides and a video relating to the Native Title Act.

The guides are written in "plain English" and cover topics such as how to research Native Title, the National Native Title Tribunal, the Mabo decision and international responses to the native title debate. The pack is extremely informative and extra copies can be requested by community organisations. It has been arranged for a copy of the pack to be placed in each of the City of Wanneroo libraries, and for a copy to be kept in the Administration Library for consultation by staff and councillors.

MOVED Cr Wood, **SECONDED** Cr Freame that Council writes to the Aboriginal and Torres Strait Islander Commission (ATSIC) commending them on the production of the Native Title Information Pack.

CARRIED

**I90818 JOONDALUP CIVIC & CULTURAL FACILITIES PROJECT - STAGE 1
- [730-8-8-1]**

Report marked "Not for Publication" circulated to Councillors.

MOVED Cr Cooper, **SECONDED** Cr Dammers that consideration of this matter be dealt with behind closed doors.

CARRIED

I90819 NATIONAL FAMILY DAY CARE CONFERENCE - [856-0]

Council has been invited to the 1994 National Family Day Care Conference to be held on the Gold Coast, Queensland from the 31 August to the 4 September 1994.

The theme of the conference is Growing up at Home and the conference covers a variety of topics relevant to Family Day Care, including the impact of nation and global issues, the role of the family and the development of the individual in the Family Day Care Community.

The Conference will bring together workers across the nation to promote the unique aspects of Family Day Care in Australia. It will have positive outcomes for the workers, families and children involved in Family Day Care.

The approximate cost of the Conference is \$2,500 and funds have been allowed in the 1994/95 budget for a Councillor to accompany the Senior Family Day Care Co-ordinator on this Conference.

Submitted for nomination and authorisation of expenditure by absolute majority.

Cr Cooper nominated Cr Freame.

Cr Freame declared an interest in this item.

MOVED Cr Cooper, **SECONDED** Cr Dammers that Council nominates Cr Freame to attend the 1994 National Family Day Care Conference to be held on Gold Coast, Queensland from 31 August to 4 September 1994.

**CARRIED BY AN
ABSOLUTE MAJORITY**

Cr Freame abstained from voting.

**I90820 PROPOSED OPTUS COMMUNICATIONS TOWER IN LOT 977 (15)
BURLOS COURT, JOONDALUP - [3705/977/15]**

A letter has been received from Wayde Smith MLA, the Member for Wanneroo. This letter is in response to the City's letter to him dated 26 July 1994 which emanated from Item (I90652) at the Council Meeting held on 22 June 1994. You will note that in the last paragraph he requests that Council writes to the Minister for Local Government supporting a submission from residents for him to defer a decision on the City's application for approval to lease part of the site to Optus.

At Item (I20715) Council resolved to lease the site to Optus subject to the approval of the Minister pursuant to Section 267 of the Local Government Act. Our letter of application was dated 25 July 1994 and it is my view that having passed the resolution and made the request it would be unreasonable of the Council to now seek to delay the Minister's consideration of the matter. Optus Pty Ltd was notified of council's resolution to seek the Minister's approval and they would no doubt feel aggrieved if the Council did now attempt to frustrate their application.

Submitted for your consideration.

MOVED Cr Cooper, **SECONDED** Cr Dammers that CITY PLANNER'S REPORT be received.

CARRIED

MOTIONS FOR FURTHER ACTION

I90821 STATEMENTS IN PARLIAMENT - [316-2]

MOVED Cr Cooper, **SECONDED** Cr Freame that Council writes to Hon Ian Taylor, Leader of the Opposition requesting that he direct his parliamentary members to:

- 1 cease the campaign of disinformation, half truth and innuendo directed at the Wanneroo City Councillors past and present;
- 2 if they have any information which will help the Police bring to justice any wrong doers, that they immediately pass this on to the Police and not use parliamentary privilege in their cowards castle to attack all and sundry.

CARRIED UNANIMOUSLY

**I90822 EFFECTIVENESS OF POLICY AND SPECIAL PURPOSES MEETINGS -
[702-0]**

MOVED Cr Freame, **SECONDED** Cr Dammers that Council sets a time at the next meeting of Policy and Special Purposes Committee to consider the effectiveness of both the Policy and Special Purposes Meeting and the Workshop process.

CARRIED**MOTIONS FOR REPORT****I90823 WASTE MINIMISATION PROGRAMME - CITY OF WANNEROO -
[508-4]**

MOVED Cr Curtis, **SECONDED** Cr Cooper that a report be submitted to Policy and Special Purposes Committee giving an overview of Council's current situation with regard to waste minimisation, renewable and recycling both internal operations and in the community.

CARRIED**MOTIONS OF WHICH NOTICE HAS BEEN GIVEN**

Nil

**NOTICE OF MOTIONS FOR CONSIDERATION AT THE FOLLOWING MEETING, IF
GIVEN DURING THE MEETING**

Nil

PUBLIC QUESTION/COMMENT TIME

THERE THEN FOLLOWED A 15-MINUTE PERIOD OF QUESTION/COMMENT TIME, DURING WHICH QUESTIONS WERE PUT OR COMMENTS MADE BY THE PUBLIC ON BUSINESS DISCUSSED DURING THE COURSE OF THE MEETING.

MOVED Cr Cooper, **SECONDED** Cr Dammers that the meeting be held behind closed doors, the time being 8.54 pm.

CARRIED

The public and members of the Press left the Chamber at this point.

CONFIDENTIAL BUSINESS

I90824 APPOINTMENT OF DEPUTY TOWN CLERK - [PERSONAL]

The Town Clerk reported that on Thursday 7 July 1994 at the close of advertising Australia wide, inviting applications for the position of Deputy Town Clerk, thirty nine (39) responses had been received comprising -

State (Local Government experience)	19
State (Other)	8
Interstate	12

Councillors will recall that the Mayor, Crs Major, Cooper and Dammers together with myself were authorised to interview and make a recommendation to Council.

As a result of consideration of all the applicants, interviews were conducted on Wednesday 3 August 1994.

It was the decision of the members of the interview panel that Mr R E (Bob) Dymock be recommended for appointment as Deputy Town Clerk of the City of Wanneroo subject to fulfilment of the standard appointment conditions.

Mr Dymock's current position is Special Projects Officer in the Local Government Department. He previously held the position of Assistant Secretary (General) in the Local Government Department and therefore has a range of experience which will be of considerable benefit to the City.

MOVED Cr Cooper, **SECONDED** Cr Dammers that Council appoints Mr R E Dymock to the position of Deputy Town Clerk under the current terms and conditions for this position.

CARRIED UNANIMOUSLY

**I90818 JOONDALUP CIVIC & CULTURAL FACILITIES PROJECT - STAGE 1
- [730-8-8-1]**

The Town Clerk submitted a report which addressed various issues associated with the progression of the Joondalup Civic and Cultural Facilities Project - Stage 1.

MOVED Cr Dammers, **SECONDED** Cr Curtis that:

- 1 TOWN CLERK'S REPORT (attached hereto to the Minute Book) be received;
- 2 Council:

- (a) proceeds with Stage 1 of the Joondalup Civic and Cultural Facilities Project consisting of the library and civic facilities;
- (b) invites LandCorp to nominate a representative to be part of the interview panel for selection of the Architectural Consultancy and the Occasional Committee.

CARRIED UNANIMOUSLY

VISIT BY HON IAN TAYLOR, MLA - LEADER OF THE OPPOSITION AND MEMBERS OF THE SHADOW CABINET - [316-2]

The Town Clerk announced that the Hon Ian Taylor, Leader of the Opposition and Members of the Shadow Cabinet will be visiting the City of Wanneroo at 2.30 pm on 29 August 1994.

A bus tour of the area has been arranged, followed by refreshments at about 4.30 pm.

Councillors are invited to attend.

I90825 1995 MUNICIPAL ELECTIONS - [801-1]

Following a proposal for the new Local Government Act that Council's be restricted to a maximum of 15 Councillors, Cr Freame stated that it seemed appropriate to reconsider the decision of Council of 8 June 1994 that Council:

- "1 commence proceedings to enable the City of Wanneroo to have by the 1995 elections:
 - (a) a 4 x 2 term of office for Councillors;
 - (b) 10 Wards with two Councillors in each ward;
- 2 seeks a deputation with the Minister to discuss Council's concerns relating to the 1995 Municipal elections and to seek the Minister's advice relating to the question of "splitting the City".

Cr Major dissented".

MOVED Cr Freame, **SECONDED** Cr Cooper that the matter be referred back to the Policy and Special Purposes Committee for further discussion.

CARRIED**I90826 MOWING OF SCHOOL OVALS NORTH OF HEPBURN AVENUE - [208-8]**

The City Parks Manager advised that Council has been invited to submit a tender for the mowing of school ovals north of Hepburn Avenue.

MOVED Cr Dammers, **SECONDED** Cr Freame that tender documents be prepared to provide mowing facilities to State Government schools north of Hepburn Avenue and submitted to Policy and Special Purposes Committee for consideration.

CARRIED

Cr Cooper dissented.

MOVED Cr O'Grady, **SECONDED** Cr Cooper that the meeting be held with the doors open.

CARRIED**DATE OF NEXT MEETING**

The next Ordinary Meeting of Council has been scheduled for on **WEDNESDAY 24 AUGUST 1994.**

CLOSE OF BUSINESS

There being no further business, the Chairman declared the Meeting closed at 9.57 pm, the following Councillors being present at that time:

COUNCILLORS: WATERS
 FREAME
 O'GRADY
 DAMMERS
 COOPER
 EWEN-CHAPPELL
 MAGYAR
 MOLONEY
 WOOD
 MAJOR
 CURTIS
 LYNN

I10800

CITY OF WANNEROO
TECHNICAL SERVICES SECTION
REPORTS FOR COUNCIL
10 AUGUST 1994

I10801

CITY OF WANNEROO REPORT NO I10801

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 10 AUGUST 1994

FILE REF: 730-8-1

WARD: ALL

SUBJECT: JOONDALUP CITY CENTRE - BUS SHELTERS

Council considered at its May 1991 meeting a submission from Hames Sharley (Architects) on behalf of LandCorp for conceptual designs of street furniture components for the Joondalup City Centre. Individual elements of the street furniture collection included seating, bus shelters, bollards, barrier rails, litter bins, drinking fountains and tree grilles.

Council approved, on principle, the Joondalup City Centre Street Furniture Concept subject to tests and trials of the street furniture components being to the satisfaction of the City Engineer and City Parks Manager. All elements of the street furniture collection other than the bus shelters and drinking fountains have been installed with minor modifications still required to the litter bins.

LandCorp has submitted a revised bus shelter concept for approval of Council. The concept has been prepared by Hames Sharley and is shown at Attachment 1. The design is in keeping with the street light standards and previous Art in Public Spaces project such as the cast iron bollards, seats and tree grilles.

The proposed bus shelter comprises precast concrete end units, steel framework, timber seat and glazed panel back/roof units.

LandCorp proposes to fabricate and install a prototype bus shelter for further comment and evaluation. There are a number of minor concerns with the proposed bus shelter, however, these can be addressed during the evaluation period following

installation of the prototype. On final approval, LandCorp will arrange fabrication and installation of a further eleven bus shelters for the City Centre precinct.

RECOMMENDATION

That Council approves, in principle, the Joondalup City Centre Bus Shelter, as submitted by LandCorp, subject to tests and trials of the prototype bus shelter being to the satisfaction of the City Engineer.

R T McNALLY
City Engineer

DRB:HY
Bere0803

I10802 CITY OF WANNEROO REPORT NO I10802

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 10 AUGUST 1994

FILE REF: 510-1403

WARD: SOUTH

SUBJECT: PARKING PROHIBITIONS - DORCHESTER AVENUE
WARWICK GROVE SHOPPING CENTRE

Council has received a request from Westpoint Realty (Managers of Warwick Entertainment Centre) to install verge parking prohibitions adjacent to the Centre along Beach Road and Dorchester Avenue, Warwick. These prohibitions would support the installation of bollards and thereby restrict vehicular parking on the verges. Such a treatment would extend an existing bollard treatment around the Shopping Centre perimeter.

The existing "NO PARKING ANY TIME" and "NO STANDING ANY TIME" prohibitions in Beach Road and Dorchester Avenue, as shown on Attachment 1 and 2, are required to be amended to include the verge parking prohibition. The proposed prohibitions are shown on Attachment 3.

The municipal boundary between the Cities of Stirling and Wanneroo is the northern boundary of Beach Road. Consequently, notification of Council's resolution of this matter should be forwarded to Stirling City Council.

In a separate matter, Westpoint Realty has sought Council's approval to install metered parking restrictions on site. This proposal is currently under investigation and a further report will be made in due course.

RECOMMENDATION

That Council:

amends the existing "NO PARKING ANY TIME" signs on the north side of Beach Road, east of Dorchester Avenue to

"NO PARKING ANY TIME CARRIAGEWAY OR VERGE" as shown on Attachment 3 to Report No

2amends "NO STANDING ANY TIME" signs on the north east corner of the junction of Beach Road and Dorchester Avenue to "NO STANDING ANY TIME, CARRIAGEWAY OR VERGE" as shown on Attachment 3 to Report No

3installs "NO PARKING CARRIAGEWAY OR VERGE" signs along the east side of Dorchester Avenue, adjacent to the Warwick Entertainment Centre, as shown on Attachment 3 to Report No

4advises all interested parties accordingly.

R T McNALLY
City Engineer

DP:HY
Bere0807

I10803

CITY OF WANNEROO REPORT NO I10803

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 10 AUGUST 1994

FILE REF: 510-2859

WARD: CENTRAL

SUBJECT: PARKING PROHIBITIONS - JOONDALUP PRIMARY SCHOOL

The Joondalup Primary School P & C Association, through its Traffic Sub-committee, has sought a series of traffic management measures around the school. The measures including parking prohibitions are designed to redirect vehicular parking away from the pre-school centre and improve safety at pedestrian crossing points. Currently motorists are causing unnecessary traffic congestion in Jolstra Crescent and Blue Mountain Drive.

The proposed parking restrictions in Jolstra Crescent and Blue Mountain Drive, as shown on Attachment 1, will clear sight lines around intersections and restrict parking to the school perimeter. Residents along the west side of Jolstra Crescent, near the pre-school centre, support the proposed prohibitions .

A proposed 48 bay car park at Windermere Park, scheduled for construction in 1994/95, will also alleviate some of the parking problems.

With regard to pedestrian crossing points, the Traffic Sub-committee has requested that Council construct two pedestrian refuge islands in Blue Mountain Drive and one in Candlewood Boulevard. The crossing point in Candlewood Drive, south of the future car park, is supported and can be scheduled for construction with the car park project. The crossing point in Blue Mountain Drive, west of Jolstra Crescent, would require extensive road widening. Consequently, further investigations will need to be undertaken before this treatment can be supported. However, a pedestrian refuge island, east of Manapouri Meander, would adversely impact upon an existing bus stop opposite the school and is, therefore, not supported.

RECOMMENDATION

That Council:

5installs "NO STANDING ANY TIME" signs along the north side of Blue Mountain Drive from Candlewood Boulevard to Jolstra Crescent as shown on Attachment 1 to Report No

6installs "NO STANDING ANYTIME CARRIAGEWAY OR VERGE" signs along the unembayed sections of the east side of Jolstra Crescent from Blue Mountain Drive to Iroquois Gardens, as shown on Attachment 1 to Report No

7installs "NO PARKING CARRIAGEWAY OR VERGE 8.15AM - 9.15AM; 2.30PM - 3.30PM MONDAY TO FRIDAY" signs along the west side of Jolstra Crescent, as shown on Attachment 1 to Report No

8installs "NO STANDING ANYTIME CARRIAGEWAY OR VERGE" signs along the south side of Blue Mountain Drive from Manapouri Meander to Candlewood Boulevard, as shown on Attachment 1 to Report No

9advises the Joondalup Primary School of the proposed traffic management strategy accordingly.

R T McNALLY
City Engineer

DP:AT
Bere0801

I10804

CITY OF WANNEROO REPORT NO I10804

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 10 AUGUST 1994

FILE REF: 30/300

WARD: SOUTH WEST

SUBJECT: TEMPORARY CAR PARKING FACILITY - WHITFORD SHOPPING CENTRE FUNCTIONS

The Whitford Shopping Centre Management has advised that it is planning a gala opening for the "new" Whitford Shopping Centre on 3 October 1994. As a special event, the Management is seeking to open the centre for trading on the Queen's Birthday Public Holiday, 3 October 1994. Accordingly, Council's support for this proposal is sought.

It is anticipated that extensive advertising will generate large crowds on the day. As a consequence, approval to use the Whitford West Park bounded by Whitford Avenue and Dampier Avenue as a temporary car parking facility is also sought. Evaluation of this request indicates that subject to supervision and adequate delineation of appropriate car parking areas, the City Parks Manager considers this use would not impact adversely on the park. (Attachments 1 & 2 refer).

In a related matter, Whitford Shopping Centre Management has offered to pay for security staff to supervise car parking. The Manager, Municipal Law and Fire Services, advises that this would not be appropriate use of staff. Rather, it is suggested that this work be referred to some volunteer group (e.g. SES). Police will monitor and direct overall traffic flows.

RECOMMENDATION

That Council:

10supports the gala opening of the Whitford Shopping Centre on the Queens Birthday Public Holiday on 3 October 1994;

11approves the use of Whitford West Park as a temporary car parking facility on 3 October 1994 subject to the following conditions:

- .1 State Government approval for the opening of the Whitford
- .2 the park perimeter, as indicated at Attachment 2, to be su
- .3 all access to the temporary car park to be from Dampier Av
- .4 all parking to be supervised at all times;
- .5 a bond of \$200 to cover possible damage to trees, turf, bi
- .6 the placement of signs by Whitford Shopping Centre Managemen

12advises Whitfords Shopping Centre Management accordingly.

R T McNALLY
City Engineer

DP:HY
Bere0805

I10805 CITY OF WANNEROO REPORT NO I10805

TO: TOWN CLERK
FROM: CITY ENGINEER
FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION
MEETING DATE: 10 AUGUST 1994
FILE REF: 740-91525, 510-208
WARD: SOUTH
SUBJECT: SPEED ZONING - BADGERUP ROAD

Assessment of a recent subdivision application has highlighted the need to reduce vehicle speeds in Badgerup Road between Golfview Place and Hartman Drive. This section of Badgerup Road is currently undergoing subdivisional development with a steadily increasing number of residences being established over recent years.

No existing speed limit is posted for Badgerup Road, allowing vehicle speeds of up to 110 Km/hr. With the number of rural residential lot access points being created, together with the existing road geometry, the implementation of a lower speed zoning, compatible with the changed road environment, is warranted. An 80 Km/hr zoning is considered appropriate. Similar rural roads in East Wanneroo are sign posted at 80 Km/hr.

RECOMMENDATION

That Council requests Main Roads WA to implement an 80 Km/hr speed zoning for Badgerup Road between Hartman Road and Golfview Road, Gnangara.

R T McNALLY
City Engineer

GL:AT
Bere0802

I10806

CITY OF WANNEROO REPORT NO: I10806

TO: TOWN CLERK

FROM: DEPUTY CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 10 AUGUST 1994

FILE REF: 30/3470 AND 920-9

WARD: ALL

SUBJECT: PROPOSED AMENDMENTS TO COUNCIL'S BY-LAWS
RELATING TO FENCING AND PRIVATE TENNIS COURT
FLOODLIGHTING

BACKGROUND

At its meeting on 9 March, 1994, Council approved a proposed amendment to its By-laws relating to Fencing and Private Tennis Court Floodlighting to include a provision for electrified security fencing on commercial and industrial properties.

The amendments were advertised and submitted to the Minister for Local Government for gazettal. The Minister requested drafting changes.

PROPOSED AMENDMENTS

These changes have been drafted by Council's solicitors as follows:

By-law 1 of the by-laws be amended by including the following:

"Electric Fence" means a barrier which includes one or more electric conductors, insulated from earth to which electric pulses are applied by an Energizer;

"Energizer" means an appliance intended to regulate and control electric energy to electric fences;

"Rural Area" means an area which is within the rural zone as classified by the District Town Planning Scheme;

"District Town Planning Scheme" means the City of Wanneroo District Planning Scheme No.1 contained in the Western Australian Government Gazette of 13th September 1992 as amended.

By-law 8 (f) of the by-laws be deleted and replaced with the following:

- (f) erect or allow to remain an Electric Fence unless warning signs approved by the Surveyor are erected and maintained on or adjacent to the fence and;
 - (i) the fence is constructed in accordance with AS1329-1989 and is in a rural area for the purpose of the control of livestock but so that no part of the fence is within 1000 of a road or other public place; or
 - (ii) the fence is constructed in accordance with AS1329-1989 and AS/NZS3016:1994 and is on land zoned commercial or industrial pursuant to the District Planning Scheme.

The changes to the original amendment submitted to Council are the descriptions "Electric Fence", "Energizer", "Rural Area" and "District Planning Scheme" and within (f) the changes from the original are that the electrified fence in a rural area must be located 500 of a road or other public place, this was originally adjacent to a road or other public place.

The reason for designating 1000 from a boundary fence or other public place is in accordance with Clause 5.11.4 (b) which requires this minimum distance when openings in the fence exceed 50mm. The strands of wire in a typical rural fence and 'Ringlock' exceed this dimension. These restrictions are intended to reduce the possibility of persons making inadvertent contact with the pulsed conductors and to prevent them from becoming wedged between the electric fence and the physical barrier, thereby being exposed to multiple shocks from the energizer.

RECOMMENDATION

That Council:

- . amends its By-laws relating to Fencing and Private Tennis Court Floodlighting as attached to the report;

- . authorises affixation of the Common Seal to and endorses the signing of the documents;
- . authorises administrative action in accordance with Section 190 of the Local Government Act 1960, to have the proposed amendment promulgated.

L.CANDIDO
Deputy City Building Surveyor

LC:lc
bre08002

I20800

CITY OF WANNEROO
TOWN PLANNING SECTION
REPORTS FOR COUNCIL
10 AUGUST 1994

I20801

CITY OF WANNEROO REPORT NO: I20801

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION
MEETING DATE: 10 AUGUST 1994
FILE REF: 30/4575
WARD: SOUTH WEST
SUBJECT: PROPOSED CHILD CARE CENTRE AT LOT 44 (2)
PINNAROO DRIVE, PADBURY

METRO SCHEME: Urban
LOCAL SCHEME: Special Development A
APPLICANT: Belmayne Pty Ltd
OWNER: Christine Wells
APPLICATION RECEIVED: 15.3.94
DAU: 22.3.94
ADVERTISING COMPLETED: 26.5.94
REPORT WRITTEN: 12.7.94

INTRODUCTION

Council refused a development application for a child care centre on Lot 44 (2) Pinnaroo Drive, Padbury. The site is zoned "Special Development A" and a child care centre is an AA use (a use not permitted without Council's approval) in this zone (see Attachment No 1) in 1993. A fresh application has been submitted and advertised for public comment. Objections have been received against the proposal which is considered inappropriate in this location. The small number of staff proposed is also of concern.

BACKGROUND

Council had previously received an application on 12 November 1993 for a child care centre on the subject lot. The proposal was to convert the existing residence into a child care centre for 30 children, with a maximum of four staff at any one time.

The proposal was to utilise two crossover points, one of which was not acceptable to engineering requirements. Furthermore, the design did not provide sufficient manoeuvring areas and could not accommodate a one-way drive through.

Due to the site being located at the intersection of Pinnaroo Drive and Gibson Avenue, and given the significant number of vehicle movements at this intersection, it was considered that the tight layout of the carparking area would encourage verge/on-street parking and further exacerbate an existing conflict area.

As such, Council resolved to refuse the application for a child care centre on Lot 44 (2) Pinnaroo Drive, Padbury for the following reasons:

1. insufficient area provided for car parking and manoeuvring areas;
2. ingress/egress points could compromise the safety and integrity of the Gibson Avenue/Pinnaroo Drive intersection.

ADVERTISING

In accordance with Councils policy the new proposal was advertised on site and in the local paper for a period of 30 days up until 26 May 1994 in which time six letters of objection were received.

All letters of objection were concerned with the proposed location of the child care centre and the following comments were made:

13Corner of Pinnaroo Drive and Gibson avenue is a dangerous corner as turning out of Pinnaroo Drive is hazardous and vision is restricted.

14Gibson Avenue is a very busy road and the extra traffic load necessary to drop off and pick up children would add to the already high risk area.

15The busy corner at Pinnaroo Drive and Gibson Avenue has been the cause of many accidents and is a dangerous area for small children.

16The cul-de-sac at Coles Place will be used for an easy place to park while picking up children.

17The noise will affect the amenity of the surrounding houses as their private gardens overlook the proposed children's play area.

18Properties were bought in the area knowing they were to be used purely for residential purposes and any change would affect the value and desirability of sale of the properties.

ASSESSMENT

The current application for a child care centre proposes to cater for 20 children between the ages of 2 and 6 years with two staff members in attendance at any one time. On the applicant's estimates the staff and children numbers generate a carparking requirement of five bays. The development has proposed five bays, however, only a 1 metre landscaping strip is provided and will require redesign for a 3 metre landscaping strip.

The proposal does not provide for a set-down, pick-up area and due to the slope of the site an alternative design could not be accommodated. The location on a busy corner makes it most important that an overspill of carparking onto the verge does not occur to cause greater conflicts at the intersection of Pinnaroo Drive and Gibson Avenue.

Only two staff are proposed. This meets the Department for Community Development, Child Care Services Board requirements of 1 per 10 children. However, it makes no provision for secretarial/reception services or catering. Furthermore, the current proposal requires the need for significant levelling and retaining in order to accommodate the required carpark and play area. As such, the site is not very suitable for the accommodation of children. Given the general concern of local residents and nature of the intersection at which the subject lot is located, I feel that an approval of the proposed child care centre would be detrimental to the surrounding area.

Child care centres with minimal staffing arrangements are now being received to fit smaller lots. I understand that the viability of centres catering for less than 30 children is questionable and that government funding has to be relied on to support them. Accreditation of child care centres to ensure quality care will be a prerequisite of funding. Centres meeting

minimal requirements may not receive funding support. In my view the Council should be cautious when considering applications which require standards to be relaxed or cater for less than 30 children because approval is likely to result in development which is less than satisfactory from both Council's and child care points of view.

RECOMMENDATION:

THAT Council refuses the application submitted by Christine Wells for a child care centre at Lot 44 (2) Pinnaroo Drive, Padbury on the grounds that:

1. the use is likely to adversely affect the residential amenity of the area;
2. the vehicle trips that will be generated by the proposal will adversely increase traffic congestion at the intersection of Pinnaroo Drive and Gibson Avenue.

O G DRESCHER
City Planner

sk:gm
pre94742
13.7.94

I20802

CITY OF WANNEROO REPORT NO: I20802

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION
MEETING DATE: 10 AUGUST 1994
FILE REF: 30/4786
WARD: SOUTH
SUBJECT: PROPOSED AGED PERSONS DEVELOPMENT, LOT 50
(109) HILLCREST ROAD, ALEXANDER HEIGHTS

METRO SCHEME: Urban
LOCAL SCHEME: Commercial
APPLICANT/OWNER: Homeswest
CONSULTANT: Arc Architects
APPLICATION RECEIVED: 3.6.94
DAU: 14.6.94
REPORT WRITTEN: 18.7.94

SUMMARY

Twelve aged persons dwellings are proposed on Pt Lot 50 (proposed Lot 9) Hillcrest Road. Lot 50 is currently in the process of being rezoned and subdivided to accommodate several uses. This application seeks Council's discretion to reduce the primary street setback. The application is generally in accordance with similar development in the area and is supported.

BACKGROUND

This application is based on an R40 residential density coding. Council, at its May 1994 meeting, resolved (I20524) to initiate Amendment No 685 to Town Planning Scheme No 1 to rezone and recode a portion of Lot 50 Hillcrest Road from Commercial to Residential Development R40.

The overall lot was identified for a shopping centre, service station, fast food outlet, community purpose site, church site, medical centre and residential development R40 (Attachment No 4).

The design of the overall centre is focused on the public square which aims to achieve a pedestrian integration between the various uses. The R40 residential developments will provide an opportunity to reinforce an urban village character. The integration of the residential dwellings with the commercial centre has been strongly encouraged, as the community is kept lively and active day and night, increasing the security of the centre and hours of use.

In May 1994 (I20541) Council approved the development of one portion of Lot 50 for 17 aged persons units with an R40 density code. The development has a reduced setback from the front street from the required six metre average to a 3.5m average and the minimum setback is 2m rather than the required 3m. The reduced setback was approved to aid in the creation of an urban village character for the area.

ASSESSMENT

Proposed Lot 9 has an area of 3002m². The number of units permitted under the R40 coding is 12.

The proposed development generally meets the requirements of the Residential Planning Codes with the exception of the front boundary setback which has been reduced from the standard 3m minimum/6m average to 2.5m minimum/4m average. A secondary street setback of 2m has been provided in accordance with the requirements of the Codes.

The design of the overall development allows half of the units to have a pedestrian access from Hillcrest Road. These have been designed with narrow front gardens and entrance porticos, with front fencing to allow semi-private areas and to create a positive interactive street environment.

There is a likelihood that when the shopping centre is established there will be a need to locate a roundabout at the intersection of Hillcrest Road and Errina Road. This was a condition of subdivision approval and as the owner has been the applicant for both, they are aware of this need. If this is to occur, the location of proposed Unit 6 will have to be redesigned to accommodate a realignment of the boundary truncation. This should not adversely affect the overall development.

Clause 1.5.7 of the Residential Planning Codes provides for the relaxation of the front boundary setback subject to regard being given to the following:

- . *The effect of such variation on the amenity of any adjoining lot,*
- . *the existing and potential future use and development of any adjoining lots, and,*
- . *existing setbacks from the street alignment in the immediate locality, in the case of setback from the principle street alignment.*

As these lots are being created as part of the overall development of the adjoining shopping centre precinct and are being designed to create a sympathetic village character throughout the area, it is appropriate that this discretion be implemented. The reduced front boundary will bring this application into line with the existing aged persons development on proposed Lot 7 and encourage continuity in the immediate locality.

The remainder of the proposed R40 residential lots will be encouraged to be designed along similar lines to continue the character of the precinct.

Under the provisions of the Town Planning Scheme, an aged persons development in a residential zone is an AA use, meaning a use that is not permitted unless approval is granted by the Council. Generally, these uses are advertised for public comment where they are likely to affect other residential development, however, as this site is being rezoned from Commercial to a Residential zoning, it is not considered necessary that this advertising process be carried out for any aged persons proposals within the precinct.

RECOMMENDATION:

THAT Council:

19exercises its discretion under Clause 1.5.7 of the Residential Planning Codes and approves a reduction of the primary street setback at Pt Lot 50 (proposed Lot 9) Hillcrest Road, Alexander Heights to allow an average setback of 4m with a minimum of 2.5m for the development of 12 aged persons units as submitted by Arc Architects on behalf of Homeswest, subject to:

- .1 the provision of standard verge landscaping to the satisfaction of the City Parks Manager;

-
- .2 the finalisation of Amendment No 685;
 - .3 the plans being modified around Unit 6 to accommodate the proposed roundabout at the intersection of Errina Road and Hillcrest Road;
 - .4 standard development conditions;

20authorises the City Planner to approve any future residential applications to commence development on Pt Lot 50 Hillcrest Road, Alexander Heights that are generally of an acceptable standard and will maintain the urban village character of the precinct.

O G DRESCHER
City Planner

mab:gm
pre94806
19.7.94

I20803

CITY OF WANNEROO REPORT NO: I20803

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION
MEETING DATE: 10 AUGUST 1994
FILE REF: 30/2727
WARD: CENTRAL
SUBJECT: UPGRADING OF FUEL DEPOT, LOT 40 (1172)
WANNEROO ROAD, WANNEROO

METRO SCHEME: Rural
LOCAL SCHEME: Special Zone
APPLICANT/OWNER: C J Searson
APPLICATION RECEIVED: 5.7.94
DAU: 12.7.94
APPLICANT CONTACTED: 27.7.94
REPORT WRITTEN: 27.7.94

INTRODUCTION

This application is for upgrading of a bulk fuel depot which operated before the Council's Town Planning Scheme came into effect. Minor changes are required to confine the proposed development to within the portion of Lot 40 which is subject to special zoning.

BACKGROUND

Lot 40 was created by amalgamating a 6 metre wide strip of Lot 12 to the north with Mr Searson's property, Lot 13. Lot 13 was subject to a Special Zone through Amendment No 233 to Town Planning Scheme No 1 in 1984. The Special Zone therefore only applies to that part of the new Lot 40 which is shaded on Attachment 2. Amendment No 614 modified the Special Zone in February 1994. The modification was to the description and not the area of the Special Zone. The zoning of portion of Lot 40 to which the development must be confined (the shaded area on Attachment 2) is a "Special Zone (Additional Use) Sale of Bulk

Fuels, the Sale of Diesel and Gas and the Sale, Hire and Repair of Gas Appliances and Fittings."

PROPOSAL

Mr Searson proposes removing an existing LPG gas storage vessel and locating a larger one in the position illustrated. He also proposes diesel and petrol storage tanks at the rear of the existing residence. Bowsers for pumping gas and diesel will be installed on an island at the front of the property for small quantity sales. A diesel drum filling bowser will be located alongside the new gas storage vessel and a bowser to fill drums with petrol near the petrol storage tank will be for bulk sales only.

The proposed gas and diesel storage locations encroach into the rural zone and will have to be relocated slightly south to fit into the special zoned area. The special zone is 20 metres wide measured from the southern boundary of Lot 40 and according to Amendment 233 documents, covers approximately 1960m².

ASSESSMENT

Under the Special Zone Mr Searson is entitled to sell all fuels in bulk. Only diesel and gas may be retailed in small quantities. The Scheme does not contain any specific definition relating to "bulk sales". It only defines a fuel depot.

"FUEL DEPOT" means a depot for storage or bulk sale of solid or liquid gaseous fuel, but does not include a service station

It is important to ensure that petrol is only sold in bulk and that petrol sales are not conducted in a similar manner to service stations. This problem has been discussed with officers at the Department of Minerals and Energy who do not have any specific restrictions other than ensuring compliance with Australian Standard 1940 of 1993. The standard relates to dispensing of fuel and is not helpful in this case. An appropriate condition to restrict the sale of petrol in 200 litre drums only is suggested.

Discussions have been held with Mr Searson who has confirmed that the suggested condition to limit petrol to bulk sales only is acceptable. He also understands that his storage facilities must be moved to within the special zone area. It is understood that in the longer term Mr Searson hopes to re-develop his property as

a service station, subject to future structure planning and appropriate zoning.

RECOMMENDATION:

THAT Council approves the application by Mr C J Searson to upgrade the gas and fuel sales facilities at Lot 40 (1172) Wanneroo Road, Wanneroo, subject to:

21the relocation of the proposed gas and diesel storage facilities to within the portion of Lot 40 which is covered by the special additional use zoning;

22petrol sales being confined to filling of 200 litre drums only. No vehicle or other machinery fuel tanks are to be filled with petrol at Lot 40;

23standard conditions of development.

O G DRESCHER
City Planner

acs:gm
pre94822
27.7.94

I20804

CITY OF WANNEROO REPORT NO: I20804

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION
MEETING DATE: 10 AUGUST 1994
FILE REF: 790-696
WARD: NORTH
SUBJECT: PROPOSED REZONING/RECODING LOTS 10 AND 317-321
ST ANDREWS DRIVE, YANCHEP TO ACCOMMODATE
GROUPED HOUSING

METRO SCHEME: Urban
LOCAL SCHEME: Residential R20
Private Recreation/Reserve Local Road
APPLICANT/OWNER: Sun City Country Club
CONSULTANT: Greg Rowe & Associates
APPLICATION RECEIVED: 14.7.94
REPORT WRITTEN: 22.7.94

INTRODUCTION

An application has been received from Greg Rowe and Associates (Town Planning Consultants) on behalf of the Sun City Country Club, seeking Council's approval to rezone/recode a portion of Lot 10, Lots 317 to 321 and a pedestrian accessway (PAW) in St Andrews Drive, Yanchep, to accommodate grouped housing. The proposal is supported.

The subject land is located between St Andrews Drive and the Sun City Country Club golf course at the northern end of St Andrews Drive. It contains no development.

PROPOSAL

To consolidate several portions of land to form the R40 site illustrated on Attachment No 1, it is proposed to seek closure of an existing PAW to subdivide and amalgamate approximately 28m² of the adjoining golf course, and amalgamate five existing single

residential lots to create a total land parcel of approximately 3600m².

Lots 317 to 321 are currently zoned Residential R20 under Council's Town Planning Scheme No 1, the PAW is a Local Authority Reserve "Local Road" and the 28m² portion of Lot 10 is zoned Private Recreation. The applicant seeks a blanket zoning over the site of Residential R40.

The entire parcel of land is zoned Urban under the Metropolitan Region Scheme and consequently no modification to that scheme is necessary.

Although the final detailed design of the proposed grouped housing development will be determined at the development application stage, the applicant has provided a conceptual design as an indication of the general configuration and character of the ultimate development (see Attachment No 2).

Due to the relatively shallow depth of the site and the desirability to orientate the dwellings towards the golf course, the development is likely to have an "attached" or "row" housing configuration.

A separate application is necessary for the PAW closure, however, for the purpose of this application, closure of the PAW is considered acceptable as public access to the golf course is just as conveniently provided via Russley Grove and to the north of Lot 317.

The applicant advises that the inclusion of a portion of the golf course land is to "square off" the site to facilitate the provision of equal and evenly distributed areas of private open space to the rear of future individual dwellings.

This portion of land does not form an operative part of the golf course.

In conclusion, Council is advised that the position and orientation of the site and its proximity to the golf course makes the land highly suitable for the type of development proposed. The application is therefore supported.

RECOMMENDATION:

THAT Council:

24supports an amendment of Town Planning Scheme No 1 to:

- .1 lift the Reservation "Local Road" from the land contained within the pedestrian accessway between Lots 320 and 321 St Andrews Drive, Yanchep and zone the land Residential;
- .2 rezone portion Lot 10 St Andrews Drive, Yanchep from Private Recreation to Residential;
- .3 modify the Residential Density Code Map to recode the pedestrian accessway located between Lots 320 and 321 St Andrews Drive, portion Lot 10 St Andrews Drive and Lots 317 to 321 St Andrews Drive, Yanchep from R20 to R40;

25forwards documentation for Amendment No 696 to the Hon Minister for Planning requesting approval to advertise for public comment;

26advises the applicant that a formal request will need to be made to Council for the closure of the pedestrian accessway.

O G DRESCHER
City Planner

tk:gm
pre94814
22.7.94

I20805

CITY OF WANNEROO REPORT NO: I20805

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION
MEETING DATE: 10 AUGUST 1994
FILE REF: 790-692
WARD: SOUTH
SUBJECT: PROPOSED AMENDMENT NO 692 TO TOWN PLANNING SCHEME NO 1 TO RECODE PORTION OF LOT 75 BERKLEY ROAD, MARANGAROO FROM R20 TO R40

METRO SCHEME: Urban
LOCAL SCHEME: Residential Development
APPLICANT/OWNER: Mr & Mrs Lukan
CONSULTANT: Taylor & Burrell
APPLICATION RECEIVED: 17.6.94
REPORT WRITTEN: 25.7.94

INTRODUCTION

Council has received a request for the recoding of portion of Lot 75 Berkley Road from R20 to R40 (Attachment No 1). The recoding is at the corner of Berkley Road and a proposed subdivisional road and is consistent with plans to subdivide the adjacent area according to the adopted structure plan.

PROPOSAL

An application has also been received for the subdivision of Lot 75, 699, 701, 703 and 79 Berkley Road, Marangaroo.

The proposed lot which is to accommodate the recoding is on the corner of Berkley Road and the proposed subdivisional road and is approximately 1750m² in area (Attachment No 2).

The adopted Berkley Road Structure Plan identifies that part of Lot 75 Berkley Road as R40. Therefore, as the request for recoding is consistent with Council's directive, it is

recommended that Council initiates Amendment No 692 and request consent for advertising.

RECOMMENDATION:

THAT Council:

27supports the application submitted by Taylor and Burrell on behalf of Mr and Mrs Lukan for the recoding of portion of Lot 75 Berkley Road, Marangaroo from R20 to R40 and initiates Amendment No 692 for this purpose;

28forwards the documents of Amendment No 692 to the Minister for Planning for preliminary approval to advertise.

O G DRESCHER
City Planner

sk:gm
pre94818
26.7.94

I20806

CITY OF WANNEROO REPORT NO: I20806

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION
MEETING DATE: 10 AUGUST 1994
FILE REF: 30/4107
WARD: SOUTH-WEST
SUBJECT: CARPORT ADDITION TO UNIT 25, LOT 28 (11)
ANGOVE DRIVE, HILLARYS

METRO SCHEME: Urban
LOCAL SCHEME: Residential Development
APPLICANT/OWNER: M A Beard
APPLICATION RECEIVED: 1.7.94
APPLICANT CONTACTED: 13.7.94
REPORT WRITTEN: 15.7.94

INTRODUCTION

This application is for an additional carport to a complex of RSL villas (aged persons accommodation). As proposed, the carport is grossly undersized according to Council's requirements and a carport of the required size cannot be satisfactorily accommodated on site.

BACKGROUND

Twenty-five aged persons dwellings and a recreation building were approved on the subject lot on 5 October 1992. Council granted a 50% density bonus and reduction in car parking standards resulting in the provision of one car bay per unit.

PROPOSAL

The tenant of Unit 25 wishes to construct a 3.5m x 2.5m carport adjacent to the existing carport. Council's standard for single carports on grouped dwellings is 5.5m x 2.8m as indicated on the appended plan. On site inspection revealed that this clearly

cannot be accommodated without limiting access to Unit 25, alterations to the accessway and fencing, intrusion on Unit 25's private open space and interruption to the amenity of the villa development. Furthermore, the villa development has been carefully and precisely designed and features a significant amount of kerbing, features which preclude additional carports/garages or car bays in any other location on the lot.

The applicant has been contacted and made aware of Council's standards but does not wish to construct a carport of this size.

In summary, this proposal does not conform to Council's standards and cannot be supported. Furthermore, a carport constructed to Council's specifications would impact significantly on the amenity of the villa development independent of location.

RECOMMENDATION:

THAT Council refuses the application by M A Beard for a carport addition to Unit 25, Lot 28 (11) Angove Drive, Hillarys on the grounds that:

1. it does not conform to Councils standard minimum requirements for carports on grouped dwellings;
2. construction of an additional carport of the required size would significantly affect the amenity of the villa development and its occupants irrespective of its location.

O G DRESCHER
City Planner

hjj:gm
pre94802

I20807

CITY OF WANNEROO REPORT NO: I20807

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION
MEETING DATE: 10 AUGUST 1994
FILE REF: 30/4252
WARD: CENTRAL
SUBJECT: PROPOSED FENCING ON PUBLIC ACCESSWAYS, LOT 976
(11) BURLOS COURT, JOONDALUP

METRO SCHEME: Urban
LOCAL SCHEME: Residential Development
APPLICANT/OWNER: Patricia Giles Centre Inc
CONSULTANT: Philip McAllister
APPLICATION RECEIVED: 19 July 1994
REPORT WRITTEN: 22 July 1994

SUMMARY

Council approval to vary the required fencing to the public accessways that front the proposed Women's Refuge on the above site is being requested. Due to the nature of the approved refuge centre the application is generally supported.

BACKGROUND

A women's refuge centre was approved on this site in March 1993, however, due to a lack of funds the development did not proceed. The Patricia Giles Centre Inc is a subsidiary of Homeswest.

A second application for the centre was approved by Council on 27 April 1994 (I20429) with a condition that "all fencing to public accessways be constructed in an open style." Lot 976 has public accessways on both the northern and southern boundaries (Attachment No 2).

Prior to approval of Council, both LandCorp and Council advised the applicant that as these accessways are open to the public and

form a frontage to the lot, the fencing would be preferable in an open style.

Generally Council does not encourage a closed style of fencing abutting areas of public access for reasons of safety and vandalism.

The pedestrian accessway on the south of Lot 976 links Burlos Court and the Candlewood Shopping Centre to the linear public open space running through the area (Attachment No 1). The Homeswest grouped housing development west of Lot 976 which also abuts the pedestrian accessways was approved only with open fencing. All lots which abut the pedestrian accessways have been encouraged by Council to address them to avoid backyards with solid fencing and effectively create a streetscape rather than an alleyway with a tunnel effect caused by high fencing.

ASSESSMENT

The applicants are now requesting that Council reconsiders this condition of approval requiring open fencing to both frontages. After a number of meetings with Council officers and LandCorp regarding what would be acceptable fencing, the applicant has agreed to install open picket fencing to the southern pedestrian accessway boundary. However, they wish to apply for approval for closed fencing to the northern pedestrian accessway in the form of pine timberlap fencing.

A supporting letter from the Co-ordinator of the refuge supporting the application gives the following reasons for the request:

- . The refuge already has a high profile in the Joondalup region.
- . While the refuge will have a security system connected to the Joondalup Police Station, it is vital that the fencing increases the safety of women and children in the refuge rather than expose them to the public.
- . The northern pedestrian accessway fronts the backyards of two units making it possible for a violent perpetrator to get into the backyards without staff being aware of his presence.
- . If the fencing is open, this increases the likelihood of this occurring.
- . If the perpetrator can clearly see either his children or wife are present in a villa or clearly see no-one is

around to alert staff of the break-in, he is assisted in his attempt to cause violence.

Council's point that open fencing provides better surveillance to see if anyone is loitering in the pedestrian accessway clearly works both ways giving a clear view into the refuge as well.

The point of this type of refuge centre is to provide victims of domestic violence with a safe haven where they are able to feel secure and less vulnerable. This should not be taken as a feminist statement against men rather as an indictment on society.

It is unusual for a lot to be fronted by pedestrian accessways at both front and rear. The pedestrian accessway on the southern boundary is much larger and is more likely to be used by the public to access Candlewood Shopping Centre. A site inspection has revealed that there is an existing timberlap fencing running the full length of the northern pedestrian accessway backing on to the existing residential developments on the north side. With the fencing being in place this application for enclosed fencing of a similar style opposite would be in keeping with the existing development in the area and would also allow for greater safety for the tenants of the women's refuge. A letter has also been received from LandCorp giving its approval for this current application.

Further to this, it is unclear as to the purpose of the PAW to the north of the site. It is possible that it does not provide a necessary access for residents in the area, particularly as the main PAW is to the south of the subject site providing a link to the Candlewood Shopping Centre. If the northern PAW is unnecessary it is possible that it could be closed.

RECOMMENDATION:

THAT Council:

29approves the application by Philip McAllister Architects on behalf of the Patricia Giles Centre Inc for an open picket fence on the southern boundary and a closed timberlap fence on the northern boundary of Lot 976 (11) Burlos Court, Joondalup;

30a further report being presented to Council investigating the possibility of closing the public

accessway located to the north of Lot 976 Burlos Court,
Joondalup.

O G DRESCHER
City Planner

mab:gm
pre94815
25.7.94

I20808

CITY OF WANNEROO REPORT NO: I20808

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION
MEETING DATE: 10 AUGUST 1994
FILE REF: 740-93420
WARD: NORTH
SUBJECT: PROPOSED SUBDIVISION, LOT 1002 QUINNS ROAD,
MINDARIE

METRO SCHEME: Urban
LOCAL SCHEME: Residential Development R20
OWNER: Gumflower Pty Ltd
CONSULTANT: Russell Taylor & William Burrell
APPLICATION RECEIVED: 1.3.94
SCU: 17.3.94
APPLICANT CONTACTED: 28.4.94
ADVICE RECEIVED: 18.7.94
REPORT WRITTEN: 28.7.94

INTRODUCTION

This application seeks approval to subdivide Lot 1002 Quinns Road, Mindarie into 107 residential lots ranging in size from 705m² to 1042m². Earlier applications were supported by Council but have not been acted upon. The new design poses a number of concerns, particularly relating to amenity and maintenance, and should therefore not be supported in its current form.

BACKGROUND

A previous subdivision design was supported by Council in September 1990 and approved by the State Planning Commission in March 1991. This approval was never acted upon and the land remains undeveloped to date.

Council supported an application to recode the subject site from R20 to R15 at its meeting on 13 April 1994 (I20408). In seeking the recoding the applicant advised of the intent to create an

exclusive residential environment containing larger than average lot sizes which would encourage the development of large, single residential dwellings. The R15 density code would inhibit further subdivision and development potential of the proposed lots. The recoding is currently with the Department of Planning and Urban Development awaiting approval to advertise.

ASSESSMENT

The site is located in the north of the Mindarie Estate adjacent to Quinns Road. It represents one of the most elevated portion of the estate with views to the ocean and harbour. The site's topography is characterised by a steep central east-west running ridge line that terminates midway through the site.

The design proposes several rows of lots with dual road frontages. This considerably increased the length of road (and associated drainage facilities) required to service the lots and will therefore lead to disproportionately high ongoing maintenance costs.

The applicant intends to terrace the site by the construction of a series of retaining walls, up to 3.0 metres in height, predominantly along road reserve boundaries.

Although vehicular access to each row of lots can be co-ordinated to a particular road frontage through the use of 0.1 metre wide pedestrian accessways, the subdivision design will result in substantial lengths of isolated road verges and publicly visible retaining walls and uniform fencing which will lead to amenity, graffiti and maintenance problems. This is contrary to Council's Uniform Fencing Policy (G3-38) which seeks to restrict the need for uniform fencing via subdivision design, to high traffic volume roads where direct lot access would be denied.

The issue is of particular concern where retaining walls and uniform fencing are proposed along the boundaries of Quinns Road and Seaham Way adjacent to existing residential development. Under present State Planning Commission Policy traffic volumes along either of these roads would not be high enough to exclude direct lot access. In fact, under the previous subdivision design, direct lot access to each of these roads was both intended and granted.

The design proposes a central 'view corridor' comprising a combination of roads and pedestrian accessways. In order to ensure pedestrian accessways and road verges are maintained by

adjacent property owners the subdivision should be designed in a way that would encourage the orientation of dwellings towards this 'view corridor'.

RECOMMENDATION:

THAT Council:

31does not support the application submitted by Russell Taylor and William Burrell Planning Consultants on behalf of Gumflower Pty Ltd for the subdivision of Lot 1002 Quinns Road, Mindarie for the following reasons:

- .1 the design proposes several rows of lots with dual road frontages. This considerably increases the length of road and the extent of drainage facilities required, leading to disproportionately higher ongoing maintenance costs;
- .2 the design proposes considerable length of non-frontage road verges, pedestrian accessways and publicly visible retaining walls and uniform fencing which will cause ongoing amenity, graffiti and maintenance problems;
- .3 the design does not sufficiently integrate with existing residential development to the north or south of the application area;
- .4 support for this application would create an undesirable precedent;

32advises the applicant that it would be prepared to support residential subdivision over this land that addresses the concerns identified in Points 1(a)-(d).

O G DRESCHER
City Planner

rmp:gm
pre94821

27.7.94

I20809

CITY OF WANNEROO REPORT NO: I20809

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION
MEETING DATE: 10 AUGUST 1994
FILE REF: 740-94520
WARD: COUNCIL - TOWN PLANNING COMMITTEE
SUBJECT: PROPOSED SUBDIVISION, LOT 21 (57) ROUSSET ROAD, MARIGINIUP

METRO SCHEME: Rural
LOCAL SCHEME: Rural
APPLICANT/OWNER: P & V Trandos
APPLICATION RECEIVED: 24.6.94
SCU: 7.7.94
REPORT WRITTEN: 20.7.94

INTRODUCTION

The subdivision proposal is for the creation of two lots that comply with the minimum lot size requirements of Council's Rural Subdivision Policy. However, the land is affected by the East Wanneroo District Transport Study which has not been finalised. Support for the proposal is not recommended because the future widening and alignment details for Rousset Road in this area have not been determined.

ASSESSMENT

The location of the application area is shown on Attachment No 1. Lot 21 is currently zoned Rural and is subject to Council's Rural Subdivision Policy, which specifies a minimum lot size of 4 hectares for this locality. The subject land is 9.0802 hectares and the applicant proposes subdividing it to create two lots; one being 4 hectares and the other 5 hectares (Attachment No 2). The proposed lot sizes are consistent with Council's Rural Subdivision Policy.

The applicant has not indicated on the proposed subdivision plan how access to the western lot would be achieved. Mariginiup Road

is only constructed to the southern boundary of Lot 12. Support for this proposal should be conditional on Mariginiup Road being upgraded and constructed.

Council's Engineering Department has advised that the subject land is affected by the East Wanneroo District Transport Study (which is yet to be finalised) and that Rousset Road will require widening and realigning in the future. Design details for the widening and realignment of Rousset Road cannot be determined until the Transport Study has been finalised, it is therefore considered that support for this subdivision proposal is premature.

SPECIAL RURAL REZONING

Given that Council has, in the past, supported further Special Rural development throughout east Wanneroo (and has previously actively sought to evaluate landowner interest in Special Rural rezoning in the locality of Lake Mariginiup through to Neaves Road), Council may think it appropriate to write to the owner of Lot 21 Rousset Road, Mariginiup, suggesting that Council may be prepared to consider Special Rural rezoning in this area, provided that the application is presented to Council on the following basis:

1. that multiple adjacent landowners submit a joint application to rezone their lots to Special Rural; and,
2. a consultant is engaged to prepare the scheme amendment application in the context of an overall detailed structure plan and an interim local rural strategy for the area bounded by (for example) Caporn Street, Pinjar Road, Coogee Road and Rousset Road.

RECOMMENDATION:

THAT Council:

33defers consideration of the application submitted by P and V Trandos for the subdivision of Lot 21 Rousset Road, Mariginiup pending:

- .1 finalisation of the East Wanneroo District Transport Study;
- .2 determination of the design details for the future widening and realignment of Rousset Road.

34writes to the landowner suggesting that Council may be prepared to consider Special Rural rezoning of Lot 21 Rousset Road provided that such an application is submitted to Council on the following basis:

- .1 multiple adjacent landowners in the area submitting a joint scheme amendment application to rezone their lots to Special Rural;
- .2 a consultant being engaged to prepare the scheme amendment application in the context of an overall detailed structure plan and interim local rural strategy for the wider locality;

35advises the Department of Planning and Urban Development of Point 2. above.

O G DRESCHER
City Planner
lk:gm/pre94808
21.7.94

I20810

CITY OF WANNEROO REPORT NO: I20810

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION
MEETING DATE: 10 AUGUST 1994
FILE REF: 740-94492
WARD: CENTRAL
SUBJECT: PROPOSED SUBDIVISION, LOT 16 (151) MARIGINIUP ROAD, MARIGINIUP

METRO SCHEME: Rural
LOCAL SCHEME: Rural
APPLICANT/OWNER: J Tadrus
APPLICATION RECEIVED: 17.6.94
SCU: 7.7.94
REPORT WRITTEN: 18.7.94

INTRODUCTION

The application is for the subdivision of Lot 16 Mariginiup Road, Mariginiup to create three lots. Proposed lot sizes do not comply with Council's Rural Subdivision Policy and it is considered that the application should not be supported.

BACKGROUND

Lot 16 is zoned Rural and is subject to Council's Rural Subdivision Policy G3-33. The minimum lot size is 4 hectares in this locality. The location of Lot 16 is shown in Attachment No 1.

The subject land is within Planning Control Area No 16, however, it is not affected by land requirements for the Parks and Recreation Reserve at Lake Mariginiup identified by the East Wanneroo Major Metropolitan Region Scheme Amendment.

ASSESSMENT

Lot 16 is 5.9229 hectares and the applicant proposes subdividing the lot to create three lots, each being 1.9148ha (Attachment No 2). Access to Lot 3 is proposed via a battleaxe leg, however the subdivision plan indicates that the width of the battleaxe leg is less than Council's standard of 10 metres. The applicant has not provided any grounds in support of the proposal.

Council's Engineering Department has advised that the future location and alignment of Mariginiup Road is yet to be determined as it is subject to the East Wanneroo District Transport Scheme.

It is unknown at this stage whether or not Lot 16 will be affected by this issue.

Given the above, and that the subdivision proposal does not comply with Council's Rural Subdivision Policy, it is recommended that the application be refused.

SPECIAL RURAL REZONING

Given that Council has, in the past, supported further Special Rural development throughout east Wanneroo (and has previously actively sought to evaluate landowner interest in Special Rural rezoning in the locality of Lake Mariginiup through to Neaves Road), Council may think it appropriate to write to the owner of Lot 21 Rousset Road, Mariginiup, suggesting that Council may be prepared to consider Special Rural rezoning in this area, provided that the application is presented to Council on the following basis:

1. that multiple adjacent landowners submit a joint application to rezone their lots to Special Rural; and,
2. a consultant is engaged to prepare the scheme amendment application in the context of an overall detailed structure plan and an interim local rural strategy for the area bounded by (for example) Caporn Street, Pinjar Road, Coogee Road and Rousset Road.

RECOMMENDATION:

THAT Council:

36does not support the application submitted by Mr J Tadrus for the subdivision of Lot 16 Mariginiup Road, Mariginiup for the following reasons:

- .1 the proposal contravenes Council's Rural Subdivision Policy which specifies a minimum of 4 hectares;
- .2 support for this proposal will establish an undesirable precedent for further subdivision in the locality;
- .3 the proposal represents fragmentation of the rural area in this locality and would diminish its rural integrity.
- .4 support for this proposal would be premature given that future alignment and widening requirements for Mariginiup Road have not been determined;
- .5 the proposed battleaxe leg width does not comply with Council's standard requirement of 10 metres;

37writes to the landowner suggesting that Council may be prepared to consider Special Rural rezoning of Lot 16 Mariginiup Road provided that such an application is submitted to Council on the following basis:

- .1 multiple adjacent landowners in the area submitting a joint scheme amendment application to rezone their lots to Special Rural;
- .2 a consultant being engaged to prepare the scheme amendment application in the context of an overall detailed structure plan and interim local rural strategy for the wider locality;

38advises the Department of Planning and Urban Development of Point 2. above.

O G DRESCHER
City Planner

lk:gm
pre94807

19.7.94

I20811

CITY OF WANNEROO REPORT NO: I20811

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION
MEETING DATE: 10 AUGUST 1994
FILE REF: 740-94481
WARD: CENTRAL
SUBJECT: PROPOSED SUBDIVISION, LOT 14 (121) MARIGINIUP ROAD, MARIGINIUP

METRO SCHEME: Rural
LOCAL SCHEME: Rural
APPLICANT/OWNER: E & J Eindorf
APPLICATION RECEIVED: 17.6.94
DAU: 7.7.95
REPORT WRITTEN: 19.7.94

INTRODUCTION

This application is for the subdivision of Lot 14 Mariginiup Road, Mariginiup to create two lots. Proposed lot sizes do not comply with Council's Rural Subdivision Policy and it is considered that the application should not be supported.

BACKGROUND

The subject land is zoned Rural, has an overall site area of 4 hectares and is located on the eastern side of Lake Mariginiup (Attachment No 1). The lot currently accommodates a residence and a garage and remains largely undeveloped.

At its meeting on 24 November 1993 (H21117) Council considered a similar subdivision application and resolved not to support the proposed subdivision of Lot 14 Mariginiup Road, Mariginiup because it contravened Council's Rural Subdivision Policy would fragment rural land and would establish an undesirable precedent for further subdivision in the locality.

ASSESSMENT

Lot 14 is located within the minimum 4 hectare lot size area under the Council's Rural Subdivision Policy G3.33. The applicant proposes subdividing the lot to create two lots of approximately 2 hectares (refer Attachment 2). Access to the rear lot is proposed via a 6.0 metre battleaxe leg. This does not comply with Council's standard requirement that battleaxe legs should be 10 metres wide.

This proposal is affected by the East Wanneroo District Transport Scheme and may be subject to widening and realignment requirements for Mariginiup Road. The Transport Study and design details for Mariginiup Road have not been finalised.

The subject land is within Planning Control Area No 16, however, it is not affected by land requirements for the Parks and Recreation Reserve at Lake Mariginiup, as identified by the East Wanneroo Major Metropolitan Region Scheme Amendment.

Given that the proposal does not comply with Council's Rural Subdivision Policy and is affected by the East Wanneroo District Transport Study, which has not been finalised, it is recommended that it be refused.

SPECIAL RURAL REZONING

Given that Council has, in the past, supported further Special Rural development throughout east Wanneroo (and has previously actively sought to evaluate landowner interest in Special Rural rezoning in the locality of Lake Mariginiup through to Neaves Road), Council may think it appropriate to write to the owner of Lot 21 Rousset Road, Mariginiup, suggesting that Council may be prepared to consider Special Rural rezoning in this area, provided that the application is presented to Council on the following basis:

1. that multiple adjacent landowners submit a joint application to rezone their lots to Special Rural; and,
2. a consultant is engaged to prepare the scheme amendment application in the context of an overall detailed structure plan and an interim local rural strategy for the area bounded by (for example) Caporn Street, Pinjar Road, Coogee Road and Rousset Road.

RECOMMENDATION:

THAT Council:

39does not support the application submitted by E & J Eindorf for the subdivision of Lot 14 Mariginiup Road, Mariginiup for the following reasons:

- .1 the proposal is inconsistent with Council's Rural Subdivision Policy which specifies a minimum lot size of 4 hectares in the locality;
- .2 the proposal represents fragmentation of the rural area in this locality and would diminish its rural integrity;
- .3 support for this proposal will establish an undesirable precedent for further subdivision in the locality;
- .4 the proposed battleaxe leg width does not comply with Council's standard requirement of 10 metres;
- .5 support for this proposal is premature because the East Wanneroo District Transport Study and design details for the possible future widening and realignment of Mariginiup Road have not been finalised.

40writes to the landowner suggesting that Council may be prepared to consider Special Rural rezoning of Lot 14 Mariginiup Road provided that such an application is submitted to Council on the following basis:

- .1 multiple adjacent landowners in the area submitting a joint scheme amendment application to rezone their lots to Special Rural;
- .2 a consultant being engaged to prepare the scheme amendment application in the context of an overall detailed structure plan and interim local rural strategy for the wider locality;

41advises the Department of Planning and Urban Development of Point 2. above.

O G DRESCHER
City Planner

lk:gm
pre94809
21.7.94

I20812

CITY OF WANNEROO REPORT NO: I20812

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION
MEETING DATE: 10 AUGUST 1994
FILE REF: 740-94591
WARD: CENTRAL
SUBJECT: PROPOSED SUBDIVISION, LOTS 5 AND 6 CAPORN STREET, MARIGINIUP

METRO SCHEME: Rural
LOCAL SCHEME: Rural
APPLICANT/OWNER: R G & D F Lindsay & E & A Danti
APPLICATION RECEIVED: 24.6.94
SCU: 7.7.94
REPORT WRITTEN: 19.7.94

INTRODUCTION

The application is for the subdivision of Lots 5 and 6 Caporn Street, Mariginiup to create seven lots. Proposed lot sizes do not comply with Council's Rural Subdivision Policy and it is considered that the application should not be supported.

BACKGROUND

Lot 5 has been the subject of two previous subdivision applications, both of which were not supported by Council because they did not comply with Council's Rural Subdivision Policy (August 1991 - F20828 and February 1992 - G20219). The applications were similarly refused by the State Planning Commission.

ASSESSMENT

Lots 5 and 6 are located south-east of Lake Mariginiup (Attachment No 1). The minimum lot size specified for this locality by Council's Rural Subdivision Policy is 4 hectares.

The applicant proposes the subdividing of the land into seven lots ranging in size from 1.1ha to 1.9ha (Attachment No 2).

Lots 5 and 6 are within Planning Control Area No 16 and a 1637m² portion of Lot 5 has been identified as Parks and Reserves in the East Wanneroo Major Metropolitan Region Scheme Amendment. This portion of land has already been created as a separate lot.

Councils Engineering Department has advised that this proposal is affected by the East Wanneroo District Transport Study and Caporn Street will be subject to future road widening requirements. The extent of road widening requirements is yet to be finalised.

Given that the proposal does not comply with Council's Rural Subdivision Policy and that the East Wanneroo District Transport Scheme needs to be finalised, it is recommended that this subdivision application is refused.

SPECIAL RURAL REZONING

Given that Council has, in the past, supported further Special Rural development throughout east Wanneroo (and has previously actively sought to evaluate landowner interest in Special Rural rezoning in the locality of Lake Mariginiup through to Neaves Road), Council may think it appropriate to write to the owner of Lot 21 Rousset Road, Mariginiup, suggesting that Council may be prepared to consider Special Rural rezoning in this area, provided that the application is presented to Council on the following basis:

1. that multiple adjacent landowners submit a joint application to rezone their lots to Special Rural; and,
2. a consultant is engaged to prepare the scheme amendment application in the context of an overall detailed structure plan and an interim local rural strategy for the area bounded by (for example) Caporn Street, Pinjar Road, Coogee Road and Rousset Road.

RECOMMENDATION:

THAT Council:

42does not support the application submitted by Mr R G and D F Lindsay and E and A Danti for the subdivision of Lots 5 and 6 Caporn Street, Mariginiup for the following reasons:

-
- .1 the proposal is inconsistent with Council's Rural Subdivision Policy which specifies a minimum of 4 hectares;
 - .2 support for the proposal will establish an undesirable precedent for further subdivision in the locality;
 - .3 the proposal represents fragmentation of the rural area in this locality and would diminish its rural integrity;
 - .4 support for the proposal would be premature because the East Wanneroo District Transport Study and therefore future widening requirements for Caporn Street have not been finalised.

43 writes to the landowner suggesting that Council may be prepared to consider Special Rural rezoning of Lots 5 and 6 Caporn Street provided that such an application is submitted to Council on the following basis:

- .1 multiple adjacent landowners in the area submitting a joint scheme amendment application to rezone their lots to Special Rural;
- .2 a consultant being engaged to prepare the scheme amendment application in the context of an overall detailed structure plan and interim local rural strategy for the wider locality;

44 advises the Department of Planning and Urban Development of Point 2. above.

O G DRESCHER
City Planner

lk:gm
pre94810

21.7.94

I20813

CITY OF WANNEROO REPORT NO: I20813

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION
MEETING DATE: 10 AUGUST 1994
FILE REF: 790-670
WARD: SOUTH
SUBJECT: CLOSE OF ADVERTISING : AMENDMENT NO 670 TO
TOWN PLANNING SCHEME NO 1 TO REZONE PORTION OF
LOT 106 BERKLEY ROAD, MARANGAROO FROM
RESIDENTIAL DEVELOPMENT R20 TO RESIDENTIAL
DEVELOPMENT SPECIAL ZONE (ADDITIONAL USE)
CORNER STORE

METRO SCHEME: Urban
LOCAL SCHEME: Residential Development
APPLICANT/OWNER: North Whitfords Estates Pty Ltd
CONSULTANT: Feilman Planning Consultants
APPLICATION RECEIVED: 21.10.93
REPORT WRITTEN: 25.7.94

INTRODUCTION

Council has supported a rezoning of Portion Lot 106 Berkley Road, Marangaroo from Residential Development R20 to Residential Development Special Zone (Additional Use) Corner Store. Amendment No 670 to Town Planning Scheme No 1 was advertised for a period of 30 days in which time one submission of objection was received.

BACKGROUND

Council, in support of the application, initiated Amendment No 670 at its meeting on 24 November 1993 (H21124). The subject site is identified on the adopted Berkley Road Structure Plan and approved subdivision plan as accommodating a corner store.

The definition of Corner Store under Town Planning Scheme No 1 is as follows:

"Corner Store" means land and buildings within residential zones comprising a dwelling house attached to which is a shop not exceeding 100m² gross floor area offering only convenience goods for sale operated as an additional use by the permanent residents of the dwelling.

The Minister for Planning granted approval to advertise Amendment No 670 on 27 April 1994.

CURRENT SITUATION

Advertising of the amendment closed on 10 June 1994 and one submission of objection was received.

The objector is a resident of Marangaroo and also owns a small shop on Highclere Boulevard, Marangaroo. It was stated that a corner store on Berkley Road is too close to their existing deli and in view of the Alexander Heights Shopping Centre being developed in the near future, they felt that it would affect their livelihood.

ASSESSMENT

Council's Corner Store Policy (G3-40) objective is to provide for, and maintain, a well spaced distribution of corner stores in residential areas which allows for a convenient and accessible service for local residents to purchase convenience goods.

Furthermore, in considering applications for corner stores, the policy states that the store should be located to serve approximately 200 homes or more and should generally be no nearer than about 500 metres from other corner stores, local and neighbourhood centres and district level shopping centres.

With regard to the effect that the proposed corner store will have on the objectors deli at 50 Highclere Boulevard, Marangaroo, they are located approximately 1.24kms apart (Attachment No 2). Both stores are intended to cater for the needs of residents within their close proximity. Furthermore, with the rapid development of lots identified under the Berkley Road Structure Plan, there will be in excess of 1000 dwellings well within its 500m buffer and therefore there will be no need to encroach on the catchment of the deli located at 50 Highclere Boulevard.

Considering the above and that the location of the corner store on Lot 6 Berkley Road, Marangaroo was determined early in the planning process with residents moving into the area being aware of the corner store proposal, I recommend that Amendment No 670 be progressed in accordance with the Town Planning Regulations.

MODIFICATION TO AMENDMENT

In November 1993 when Amendment No 670 was initiated, the subdivision of Lot 106 Berkley Road, Marangaroo was still in its process. Since then, however, clearance for the subdivision of Lot 106 has been given and subsequently each individual new lot has been issued with its title. Lot 58 (1) Parkin Way (corner Berkley Road), Marangaroo, being 1046m² in area is the lot at which the corner store will be developed.

Therefore, the amending documents of Amendment No 570 will need to be modified to reflect the subdivision of Lot 106.

RECOMMENDATION:

THAT Council:

45modifies Amendment No 670 to Town Planning Scheme No 1 by deleting all reference to Lot 106 Berkley Road, Marangaroo and replacing it with Lot 58 Parkin Way, Marangaroo;

46finally adopts Amendment No 670 to Town Planning Scheme No 1;

47authorises affixation of the Common Seal to, and endorses the signing of, the amending documents;

48forwards Amendment No 670 to the Hon Minister for endorsement of final approval and publication in the Government Gazette.

O G DRESCHER
City Planner

sk:gm

pre94816
25.7.94

I20814

CITY OF WANNEROO REPORT NO: I20814

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION
MEETING DATE: 10 AUGUST 1994
FILE REF: 510-946, 510-945
WARD: CENTRAL
SUBJECT: REQUESTED CLOSURE OF PEDESTRIAN ACCESSWAY
BETWEEN REDFIN CRESCENT AND SAILFISH CLOSE,
BELDON

METRO SCHEME: Urban
LOCAL SCHEME: Residential Development
APPLICANT/OWNER: Adjoining property owners/Crown
APPLICATION RECEIVED: 6.1.94
REPORT WRITTEN: 25.7.94

INTRODUCTION

The proposed closure of an accessway in Beldon was advertised to gauge the opinions of the nearby residents. At the close of advertising one objection was received from a resident in Sailfish Close. Closure should not be supported as it may set a precedent for other accessways in the vicinity which would restrict pedestrian movement through the area.

APPLICATION

The four adjoining property owners of the pedestrian accessway between Sailfish Close and Redfin Crescent, Beldon applied to have the accessway closed on the grounds of the anti-social behaviour and vandalism they are experiencing.

At its meeting on 8 June 1994 Council resolved to initiate preliminary closure procedures by advertising the proposed closure in accordance with the provisions of the Local Government Act. The proposed closure was advertised in the Wanneroo Times and signs were erected at either end of the accessway. At the

close of the thirty day advertising period, one objection was received from a resident in Sailfish Way.

EVALUATION

The objector and his family use the accessway on a daily basis to walk to the Beldon Village and to visit friends. They believe they would be significantly disadvantaged by the closure. The objector has not observed any incidents of vandalism or graffiti in the accessway.

The extra walking distance to the shopping centre would be minimal, however, there are numerous accessways in the area and closure of this one may set a precedent. If a number of the accessways in the area were closed, pedestrian movement through the area would be significantly reduced.

The accessway was recently inspected and it was found to be in a clean and tidy condition. No signs of graffiti or vandalism were present. The owner of Lot 880, who organised the application for closure, has a very low side boundary fence which is approximately 1.2 metres high. This, in itself, may be causing privacy problems and the raising of the fence may alleviate the problems being experienced.

In view of the objection received, the condition of the accessway and the risk of setting a precedent for other accessway closures in the vicinity, closure should not be supported.

RECOMMENDATION:

THAT Council does not agree to the closure of the pedestrian accessway between Redfin Crescent and Sailfish Close, Beldon.

O G DRESCHER
City Planner

cad:gm
pre94820
27.7.94

I20815

CITY OF WANNEROO REPORT NO: I20815

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION
MEETING DATE: 10 AUGUST 1994
FILE REF: 3598/334/27
WARD: CENTRAL
SUBJECT: REQUESTED CLOSURE OF 0.1M PEDESTRIAN ACCESSWAY
ADJOINING LOT 334 SANTA ANA MEWS, CURRAMBINE

LOCAL SCHEME: Residential Development
APPLICANT/OWNER: Mr & Mrs Foy/Crown
APPLICATION RECEIVED: 8 June 1994
REPORT WRITTEN: 21 July 1994

INTRODUCTION

A 0.1 metre pedestrian accessway adjoining the front boundary of a lot in Currumbine is preventing the owners constructing a straight driveway in front of their proposed carport. The accessway is not required and should therefore be closed.

APPLICATION

The owners of Lot 334 Santa Ana Mews, Currumbine have submitted building plans for the construction of a residence, carport and driveway. The proposed driveway cannot be approved as it will cross over a 0.1m pedestrian accessway.

The pedestrian accessway serves no useful purpose and could easily be closed to allow the driveway to be approved.

Satterley, the estate's manager has advised that it has no objections to the PAW being closed. The City Engineer has also supported the closure subject to the nearest point of the crossover being no nearer than 3.0m from the boundary of Lot 335.

There is no requirement for Council to advertise the closure of this accessway as closure will have no affect on the other residents in the vicinity.

The owners of Lots 334 will be required to purchase the land within the accessway from the Department of Land Administration (DOLA) and meet the statutory Title Office fees. On a previous occasion DOLA only charged a nominal purchase price of \$10.00 for a 0.1m PAW.

RECOMMENDATION:

THAT Council agrees to the closure of the 0.1m pedestrian accessway adjoining the front boundary of Lot 334 Santa Ana Mews, Currambine subject to its simultaaneous amalgamation with Lot 334 and the benefiting landowners meeting all of the costs involved in accordance with Council's policy.

O G DRESCHER
City Planner

cd:rp
pre94812

I20816

CITY OF WANNEROO REPORT NO: I20816

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION
MEETING DATE: 10 AUGUST 1994
FILE REF: 510-1014
WARD: SOUTH WEST
SUBJECT: REQUESTED CLOSURE OF PEDESTRIAN ACCESSWAY
BETWEEN BARRE PLACE AND CASILDA ROAD, DUNCRAIG

LOCAL SCHEME: Residential
APPLICANT/OWNER: Mrs F Smith/Crown
APPLICATION RECEIVED: 21 January 1994
REPORT WRITTEN: 18 July 1994

INTRODUCTION

The adjoining property owners of the pedestrian accessway are interested in having it closed and amalgamated with their properties because of the amount of vandalism and antisocial behaviour they are experiencing. The closure will need to be advertised to gauge the opinions of the nearby residents.

APPLICATION

The owners of Lot 358 Casilda Road, Duncraig have been broken into twice. On one occasion the intruder was interrupted and he jumped the fence into the accessway and escaped. Another resident adjoining the accessway has had intruders walking around the house on several occasions. Because of these incidents the residents adjoining the accessway have requested Council to consider closing it.

All of the adjoining residents support the closure and the owners of Lots 351, 350 and 358 have agreed to meet the associated costs and to purchase the land.

The City has stormwater plant located within the accessway and an easement will be required to protect the City's plant. No other services will be affected if the accessway is closed.

The closure will have little affect on the pedestrian movement through the area, however, Council is required to advertise the proposed closure to gauge the opinions of the residents in the vicinity. A notice will be placed in the Wanneroo Times and signs will be erected at either end of the accessway.

RECOMMENDATION:

THAT Council initiates preliminary closure procedures by advertising in accordance with the provisions of the Local Government Act in respect of the pedestrian accessway between Barre Place and Casilda Road, Duncraig subject to the benefiting landowners meeting all costs involved in accordance with Council's policy.

O G DRESCHER
City Planner

cd:rp
pre94804
19.7.94

I20817

CITY OF WANNEROO REPORT NO: I20817

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION
MEETING DATE: 10 AUGUST 1994
FILE REF: 290-0
WARD: ALL
SUBJECT: DEFENCE (AREAS CONTROL) REGULATIONS

INTRODUCTION

The Department of Defence will be implementing Regulations towards the latter part of 1994 in relation to Gingin and Pearce airfields. The effect of these will be to control the height of structures in eastern areas of the City. The impact on this municipality is minimal (with the possible exception of the Pinjar Power Station) as the areas concerned are predominantly State Forest or remote rural areas.

BACKGROUND

The proposed regulations will require referral of structures exceeding specific heights in certain areas for consideration by the Department of Defence. The areas and heights concerned are illustrated in the attachment. Arrangements have been made for the resulting constraints to be listed on Council's PLANES records of all properties affected so that officers do not overlook the obligation for referral when structures exceed the height limits.

RECOMMENDATION:

THAT Council:

49advises the Department of Defence that it has no objection to the proposed height restrictions;

50offers to distribute an appropriate information sheet prepared by the Department of Defence to affected land owners;

51alerts SECWA to the potential impact of the proposed height restrictions on its Pinjar Power Station.

O G DRESCHER
City Planner

acs:gm/pre94731
8.7.94

I20818

CITY OF WANNEROO REPORT NO: I20818

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION
MEETING DATE: 10 AUGUST 1994
FILE REF: 30/4771
WARD: SOUTH-WEST
SUBJECT: PROPOSED PARAPET WALL TO A SECOND DWELLING
CARPORT AT LOT 716 (44) ELMHURST WAY,
GREENWOOD

METRO SCHEME: Urban
LOCAL SCHEME: Residential
APPLICANT/OWNER: Barry I Hope-Hume
APPLICATION RECEIVED: 17.5.94
NEIGHBOUR CONTACTED: 31.5.94
ADVICE RECEIVED: 28.6.94
REPORT WRITTEN: 20.7.94

INTRODUCTION

Council has received an application for an additional unit at Lot 716 (44) Elmhurst Way, Greenwood. The applicant has proposed to construct a double carport on the boundary of the subject lot with a parapet wall to this boundary. A letter from the adjacent landowner has been received objecting to the carport being located on the boundary.

BACKGROUND

Clause 1.5.10 of the Residential Planning Codes states that where a proposal to vary building setback requirements may significantly affect the amenity of an adjoining property, unless the prior agreement of adjoining owners and occupiers to the proposed development has been advised, then Council shall cause the owners and occupiers of the affected property to be advised in writing of the proposed variation.

The affected landowners were notified by Council on 15 June 1994 and were given fourteen days to respond. Subsequently, a letter was received on 22 June 1994 where it was advised that the proposed carport, being raised on the boundary, would disturb their dog and cause him to bark and therefore cause a nuisance to the neighbours. The affected landowner states that a one metre setback from the fence is an important buffer and as there is sufficient room to provide a one metre setback, then the reduction should not be given.

ASSESSMENT

Following an inspection of the subject property, it was evident that the proposed carport would suitably be located on the boundary due to the variations in height. Should a 1 metre setback be provided, access to the rear dwelling will need to be obtained between the carport and the boundary fence as it would be restricted on the other side. This would seem to cause greater distraction to the dog on the adjoining lot as there would be continuous movement along this boundary.

With regard to the height of the parapet wall, the dwelling on the adjacent property is situated significantly higher than the dwelling on the subject lot. Therefore, the height of the proposed parapet wall will be equal to or lower than the neighbour's roof line. Finally, where the parapet wall is proposed, there are large trees and shrubs along the boundary of the adjoining property so a natural buffer is provided.

Considering the above, it is recommended that the application for an additional dwelling incorporating a carport with a parapet wall to the boundary be approved.

RECOMMENDATION:

THAT Council exercising its discretion under Clause 1.5.7 of the Residential Planning Codes and approves the application submitted by Mr B Hope-Hume for an additional dwelling incorporating a carport with a parapet wall to the boundary at Lot 716 (44) Elmhurst Way, Greenwood.

O G DRESCHER
City Planner

sk:gm
pre94819
26.7.94

I20819

CITY OF WANNEROO REPORT NO: I20819

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION
MEETING DATE: 10 AUGUST 1994
FILE REF: 30/4776
WARD: NORTH
SUBJECT: PROPOSED REDUCED SETBACK, LOT 1 (112) BAILEY ROAD, CARABOODA

METRO SCHEME: Rural
LOCAL SCHEME: Rural
APPLICANT/OWNER: E & C Heffele
CONSULTANT: Profit Holdings
APPLICATION RECEIVED: 23.5.94
APPLICANT CONTACTED: 13.6.94
ADVICE RECEIVED: 29.6.94
REPORT WRITTEN: 14.7.94

SUMMARY

Council received an application for the reduction of a site setback to the above property for a garage. The application is generally supported.

BACKGROUND

The subject site is zoned Rural and under the provisions of Town Planning Scheme No 1 all buildings are required to be set back 7.5m from any street alignment and 4m from any other boundary.

The subject lot is fronted on two sides by Bailey Road and effectively has two street alignments. The proposed garage is to be located 4 metres from the street alignment and consequently requires Council approval.

ASSESSMENT

The application proposes a shed 4m from the Bailey Road alignment. The applicant requests that Council exercises its discretion in this case, as the shed is to protect an existing auxiliary stand-by generator connected to power lines at this point. The property is currently being used as an avocado orchard.

It is considered that the proposed reduced setback does not adversely affect the streetscape and amenity of the rural area.

RECOMMENDATION:

THAT Council exercises its discretion under Clause 5.9 of Town Planning Scheme No 1 to allow the reduction of the street alignment setback to 4m for Lot 1 (112) Bailey Road, Carabooda in accordance with submitted plans.

O G DRESCHER
City Planner

mb:gm
pre94801

I20820

CITY OF WANNEROO REPORT NO: I20820

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 10 AUGUST 1994

FILE REF: 050-2

WARD: SOUTH-WEST

SUBJECT: INVENTORY OF HERITAGE PLACES - HEPBURN HEIGHTS
CONSERVATION AREA AND PINNAROO VALLEY MEMORIAL
PARK

INTRODUCTION

Council's resolution I20537 has requested that a report be prepared investigating the merits of Hepburn Heights and Pinnaroo Valley memorial Park being included on the Inventory of Heritage Places. This matter has been referred via the Historical Sites Advisory Committee which recommends that the Council includes both areas in its Inventory because they have high conservation value and historical significance.

LOCATION

The Hepburn Heights Conservation Area is an "A" Class Reserve (No 42897), containing 20.88 hectares of land situated at Padbury, 18kms north of the Perth City centre. It is an area of remnant bushland which constitutes part of the previous Crown Reserve No 33286, just north of Hepburn Avenue. A narrow Sewerage Reserve vested in the Water Authority of Western Australia (WAWA) separates the Hepburn Heights Conservation Area from Pinnaroo Valley Memorial Park.

The Pinnaroo Valley Memorial Park is immediately north of Hepburn Heights. It consists of Crown Reserve No 25746 of 116.6658 hectares situated between Mitchell Freeway and residential areas of Padbury just south of Whitfords Avenue. The area encompasses a section of the historical Stock Route.

Both locations are illustrated in Attachment 1.

BACKGROUND

Hepburn Heights was initially Crown land set aside by the State Government for a tertiary education facility. This area was re-designated for residential and community use in 1987. The land was subsequently rezoned to Urban by the State Government.

Urban development was strongly opposed by the residents in the surrounding areas (who formed the "Friends of Hepburn and Pinnaroo Bushland") as well as by the Department of Conservation and Land Management, W A Herbarium and by lobby groups. The National Trust classified the area (in December 1991) as having a high diversity of species and a range of geomorphic features. As a consequence, the western section of Hepburn Heights was set aside as an A Class Conservation Reserve and was vested in the City of Wanneroo. The eastern portion has now been developed for residential purposes.

The Hepburn Heights Conservation Area forms a continuous link with the Pinnaroo Valley Memorial Park which also constitutes an A Class Reserve and is vested in the Pinnaroo Valley Memorial Park Board. A narrow Sewerage Reserve vested in WAWA winds through the whole area from south to north.

VEGETATION CONDITION

The Hepburn Heights Conservation Area was the subject of environmental reports by W G Martinick & Associates in 1988, V & C Semeniuk Research Group in 1991 and Alan Tingay & Associates in 1993. It has a variety of vegetation types which closely reflect the various Spearwood Dune soil types. The predominant vegetation type is Low Woodland of Banksia containing scattered trees of Jarrah, Tuart and Marri. The understorey is relatively dense and in good condition. In the centre of the area the outcropping limestone supports a dense Heath vegetation formation dominated by *Acacia truncata* with patches of *Dryandra sessilis*.

The vegetation has been affected by excessive burning, timber cutting, informal access, rubbish dumping, rabbits and public works. Exotic plant species are common, particularly along tracks and other disturbed areas. Dead Banksia and other plants suggest that dieback (*Phytophthora fungi*) could be present.

A significant proportion of the Pinnaroo Valley Memorial Park retains native vegetation comprising mainly Jarrah and Banksia woodland with scattered Tuart and Marri trees. There are also

areas which have been changed by human activity introducing exotic plant species and grasses.

A total of 199 native plant species has recorded in the area of Hepburn/Pinnaroo which is comparatively high for such a small area. For example, Kings Park, with an area of 400 ha contains 275 native species, Bold Park 321 ha, 226 native species and Star Swamp 100 ha, 166 native species. There are also three rare species and the area has a relatively low level of weed invasion compared with the other areas mentioned.

FAUNA

The variety and complexity of vegetation and morphological forms of the Hepburn Heights Conservation Area and the Pinnaroo Valley memorial Park indicates that the area would probably provide a range of fauna habitats. Both areas are surrounded by urban development and therefore provide a natural refuge area for fauna. The most noticeable element of the fauna is the birds, reptiles (lizards and snakes), one species of frog, the Western Grey Kangaroo and a number of introduced mammals such as rats, mice, rabbits and foxes are present.

CONSERVATION VALUES

Methodology

Places of heritage significance included on the City of Wanneroo's Inventory of Heritage Places were assessed against criteria regarding aesthetic, historic, scientific and social values, and rarity and representativeness. A point system was applied by aggregating the scores attributed to the heritage value. Places were then ranked according to their significance, on a scale from 0 (lowest) to 7 (highest). Places which had significance rating of 5 and above for any criterion were recommended for inclusion in the Inventory.

The following is an application of this same methodology to the Hepburn Heights and Pinnaroo Valley conservation areas.

Aesthetic Significance

Perceptions about aesthetic values are subjective and may be contradictory or mutually exclusive. However, all bushland within the urban area can be regarded as having an aesthetic value because its contribution to the surrounding townscape, particularly as the majority of recreational open spaces within

the built up areas retain limited natural vegetation and have been grassed.

Historical Significance

The area encompasses a section of the historical Stock Route which was used by drovers. The Pinnaroo Valley Memorial Park is the only cemetery within the Wanneroo municipality, and the first funeral was held for Wanneroo pioneer Cecil Cockman.

Scientific Significance

The area is known to contain three species of Declared Rare Flora, including a Priority One species and a previously unrecorded species. It also contains significant occurrences of Tuart/Banksia woodland and would also constitute a refuge for birds as they move through the urban area. It is, therefore, of scientific and educational significance.

Social Significance

The community desire for conservation for this area was very strong. It contributes to the overall amenity of the locality and provides diversity to the local townscape which in turn improves the quality of life.

Rarity and Representativeness

As outlined above, the area contains three species of Declared Rare Flora and therefore has significant rarity value. Although similar vegetation and landforms are represented in Neerabup National Park, Star Swamp and Bold Park, the quality and diversity of species represented does contribute to the overall value of the area.

Assessment

VALUES:

Aesthetic	Historic	Scientific	Social	Rarity	Represent
6	5	5	5	5	4

CONCLUSION

The Hepburn Heights Conservation Area's vegetation remains relatively undisturbed and is still in good condition. Although

similar vegetation is conserved in Neerabup National Park, Kings Park, Star Swamp and Bold Park it has a high diversity of flora and fauna for such a small area, including several species of Declared Rare Flora. The Pinnaroo Valley Memorial Park has well preserved vegetation stands except the areas set aside for burial grounds.

The aesthetic values of the area was highly regarded by the local community. It has scientific and educational potential for study and research. In addition to the natural heritage values it has considerable historical value. The Hepburn/Pinnaroo bushland area provides a strong sense of location and unique character for the area which in turn would create a special experience for visitors and pride for the local residents.

The Municipal Inventory endorsed by Council in May of this year included a number of Park areas, including Neerabup National Park, Lake Joondalup Reserve, Shepherds Bush Reserve, Lake Joondalup Reserve and Nowergup Lake Fauna Reserve. Inclusion of the Hepburn Heights and Pinnaroo Valley conservation areas would be consistent with the inclusion of such areas.

RECOMMENDATION:

THAT Council includes the Hepburn Heights Conservation Area and Pinnaroo Valley memorial Park in the City of Wanneroo Inventory of Heritage Places.

O G DRESCHER
City Planner

rh/pjt/ph/acs:gm
pre94715

I20821

CITY OF WANNEROO REPORT NO: I20821

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION
MEETING DATE: 10 AUGUST 1994
FILE REF: 790-555
WARD: SOUTH
SUBJECT: AMENDMENT NO 555 TO TOWN PLANNING SCHEME NO 1
TO REZONE AND RECODE LOT 24 (207) WANNEROO
ROAD FROM RURAL TO RESIDENTIAL DEVELOPMENT R40

METRO SCHEME: Urban
LOCAL SCHEME: Rural
APPLICANT/OWNER: F Conti
CONSULTANT: Greg Rowe & Associates
APPLICATION RECEIVED: 3.10.90
REPORT WRITTEN: 12.7.94

INTRODUCTION

In October 1990 Council resolved to support an amendment to Town Planning Scheme No 1 to rezone and recode Lot 24 (207) Wanneroo Road, Kingsley to Residential Development R40 (Attachment No 1).

Prior to the finalisation of the amendment, however, the Minister for Planning advised that the land west of the 30m AHD contour line was to be ceded free of cost to the Crown, a satisfactory structure plan over the area was to be submitted and the Urban Deferred Zoning under the Metropolitan Region Scheme over Lots 24, 100 and Pt Lots 6 and 7 was to be lifted.

A structure plan was received from Grey & Lewis in June 1994 identifying the proposed western boundary of the area with consideration given to a possible link to Yellagonga Regional Park to the north and the Waldeck Nursery site to the south. The structure plan also addresses permanent and temporary access points onto Wanneroo Road.

BACKGROUND

Council initiated Amendment No 555 at its meeting in October 1990 (E21004). The Department of Planning and Urban Development subsequently advised that the Committee for Statutory Procedures would not support the amendment until the density was modified from R40 to R2.

Council, at its July 1991 meeting (F20736) expressed concern at the Committee for Statutory Procedures proposed extent of modifications. The Department of Planning and Urban Development advised that the Minister for Planning had determined the amendment and had decided to override the Committee's decision subject to the following requirements.

- The R40 area to cover only that portion of land above the 30 AHD line;
- all land below the 30 AHD line and land required for road widening to be ceded free of cost to the Crown;
- final approval being subject to the Minister being satisfied that all drainage and runoff can be captured and diverted away from the lake;
- that the development is connected to mains sewer.

Council resolved to modify the amendment at its May 1992 meeting (G20525).

Advertising of the amendment closed on 21 August 1992 and was subsequently considered by Council at its December 1992 meeting (G21230) where it was resolved to:

1. adopt Amendment No 555 to Town Planning Scheme No 1 to rezone Pt Lot 24 (207) Wanneroo Road, Kingsley from Rural to Residential Development R40;
2. forward the submissions received to the Hon Minister for Planning seeking final approval to Amendment No 555;
3. prior to the affixation of the Common Seal to the amending documents, it required the following:
 - .1 that the owner enters into a legal agreement with Council Development Scheme. The agreement was to also require the owner to cede that land west of the Residential Development R40 area, free of cost to

the Crown, with no compensation payable under Town Planning Scheme 21;

.2 acceptance of a satisfactory structure plan for the sub

.3 (i) the

.1 that the development is connected to mains sewer

4. once the land area in 3(a) above is ceded to the Crown, requests the North West District Planning Committee to request the State Planning Commission to reserve the land under the Metropolitan Region Scheme as Parks and Recreation.

In addition to the conditions identified above for the rezoning of Lot 24 Wanneroo Road, a number of issues associated with the development of Lots 24, 100 and Pt Lots 6 and 7 as a whole, needed to be resolved before any structure plan could be prepared.

These issues are:

- actual access points onto Wanneroo Road;
- delineation of the regional open space boundary;
- access to Yellagonga Regional Park to the north;
- the filling of land to achieve a reasonable alignment of the 30m AHD;
- access to Waldecks for possible future development;
- suitable drainage sites; and
- location of the north/south service road.

It is important to note that two amendments to Town Planning Scheme No 1 are currently being processed; Amendment No 555 to rezone Lot 24 and Amendment No 578 to rezone Pt Lots 6 and 7 to Residential Development R40.

A predominant issue associated with the delay of the abovementioned amendments was that of access onto Wanneroo Road with consideration given to the potential development of Pt Lots 6, 7 and Lots 24 and 100. The East Wanneroo District Transport Study produced by Sinclair Knight identifies two access points to the land west of Wanneroo Road (see Attachment No 2), one being the intersection of Kingsway and Wanneroo Road, controlled by possible future signals and the other being a left in, left out access from Lot 100.

However, as the owners of Lot 100 had no immediate plans to develop their site and as the applications for residential development related to Lots 6,7 and 24 only, consideration had to be made as to how access to Wanneroo Road was to be obtained from Pt Lots 6, 7 and Lot 24.

Through numerous discussions with officers at Main Roads Department (MRD) with respect to additional access points and median openings on Wanneroo Road, the following resolutions were made.

1. MRD had no objection to the provision of two temporary accesses from Pt Lots 6, 7 and Lot 24.
2. When Lot 100 is developed, the temporary accesses will have to be closed and only one access will be permitted onto Wanneroo Road.
3. The future access will have to be appropriately located near the boundary between Lots 100 and 24 to satisfy the requirements of the ultimate development proposed for Pt Lots 6, 7 and Lots 100 and 24. The location of the future access will also have to suit the proposed median openings on Wanneroo Road between Hepburn Avenue and Kingsway.
4. The proposed temporary and the future permanent accesses will be "left in, left out" only.
5. It is unlikely that Kingsway/Wanneroo Road intersection will require traffic signals.
6. It is suggested that Kingsway/Wanneroo Road intersection remain as a T-Junction and that access to the regional open space be obtained from the local road to the north (Lot 500) and the proposed north/south road on Pt Lots 6, 7 and Lots 100 and 24.
7. U turn facilities are proposed at the Kingsway/Wanneroo Road intersection and 100m south of the existing opening which is located at Pt Lot 2375 (medical centre) Wanneroo Road. The existing median opening will be closed once access to the Landsdale shopping centre is required at that location (Attachment No 3).

The location of the north-south service road was also an issue in the proposed rezoning and recoding of Lot 24. With a substantial amount of land required to be ceded free of cost to the Crown (below 30m AHD), the applicants had requested that the road be constructed entirely in the future regional open space (ROS) area. However, as a precedent was set with the development of Lot 500 to the and the Kingslake development north where the north/south service road was constructed 50% on private land and 50% on regional open space, the Department of Planning and Urban Development advised that the proposed north/south road on Pt Lots 6, 7 and Lots 100 and 24 could be constructed on the same basis.

MINISTER'S ADVICE

Previously, following completion of advertising of Amendment No 555, the Minister had advised Council on 28 May 1993 that he would be prepared to grant final approval to the amendment subject to:

1. the ceding of that land west of the 30 metres AHD contour line, free of cost to the Crown;

52the submission of a satisfactory development plan incorporating the subject site (Lot 24) and Lots 100, Part 6, Parts 7 and 8 which includes details of road layout and design, servicing and drainage of the site, to the satisfaction of the relevant authorities; and

53the lifting of the Urban Deferred zoning over the land under the Metropolitan Region Scheme.

However, further advice was received by the Hon Minister for Planning on 10 February 1994 with regards to the finalisation of the amendment.

As Mr Conti and the adjacent landowners could not agree to the preparation of a development guide plan, David Gray, being his consultant at that time, requested to the Minister that the preparation of the plan be a requirement of the development process.

It was commented by the Minister that the amendment should be able to proceed through to final approval without the need for a development plan. It was also stated that points 1 and 3 above had been satisfied and that Council sign and seal the amendment documents in order that it may proceed to finalisation.

It has always been the position of Council to adopt a structure plan identifying the development potential of, and providing a guide to the subdivision of land prior to finalising its related amendment. From experience it has been found that once rezoning has been achieved there is little desire on behalf of the applicant to complete the structure plan.

I emphasize the fact that this is the last stage at which Council has the means to ensure its requirements are met. All conditions of Council placed on the subdivision approval are appealable and subsequently may eventuate in the City itself being forced to acquire and construct portion of the infrastructure required to accommodate the rezoning. This is a responsibility which should not rest with the City.

With regards to the other two matters, the subject lot under the MRS is zoned Urban, however the land below the 30M AHD contour has not as yet been ceded free of cost to the Crown as the Minister suggests. As such, it is in Council's interests that the applicant prepares and executes a deed whereby he agrees to cede, free of cost to the Crown, all land below the 30M AHD contour, prior to finalising the amendment. On this latter point the City would be happy if the Department of Planning and Urban Development entered into that agreement, however, in the absence of such an arrangement an appropriate condition is required.

STRUCTURE PLAN ASSESSMENT

The structure plan submitted by Gray & Lewis identifies the proposed road layout and access details for Pt Lots 6, 7 and Lots 100 and 24. Consideration has been made with respect to future access to Yellagonga Regional Park to the north and Waldeck Nursery to the south. The provision of temporary culs-de-sac at the ends of the proposed north/south service road provides an opportunity for future development of Waldeck Nursery and for access to carpark/picnic facilities at Yellagonga Regional Park (Attachment No 4).

The structure plan proposes to fill the western portions of Pt Lots 6 and 7 to establish the 30m contour at approximately 45m from the edge of Lake Goollelal which is the setback consistent with Lot 24. The structure plan also proposes a slight modification to the 30m AHD contour on Lot 24 by realigning a small kink in this contour in order to achieve a better alignment for the road. As such, I am of the opinion that the realignment of the 30m contour is acceptable.

The amending map to Amendment No 555 will need to be modified to reflect the slight change to the boundary.

With regard to the temporary and permanent access points from Pt Lots 6, 7 and Lots 24 and 100 to Wanneroo Road, the structure plan proposes a modification to that agreed to by the Main Roads Department.

With Lot 100 being identified to accommodate the permanent access to the area, a temporary access point to Lot 24 was proposed. However, to alleviate the need to construct an additional access, the permanent (20m wide road reserve) access is identified on the structure plan as straddling the boundary of Lots 24 and 100.

Therefore, a 10 metre wide road reserve is proposed to provide access to Lot 24 in the interim, which when Lot 100 is developed, will become a 20m road reserve and provide the only access to the development over Lots 24, 100 and Pt Lots 6 and 7.

However, correspondence received by Greg Rowe on behalf of the landowner states that the land is further diminished by the road layout identified in the structure plan.

Furthermore, it states that the provision of the proposed access road from Wanneroo Road and the proposed north/south link road is unacceptable to Mr Conti in terms of processing Amendment No 555.

I must again emphasise the importance in adopting a structure plan for Lots 24, 100 and Pt Lots 6 and 7 prior to finalising their related amendments.

The structure plan outlines the most appropriate design for the area and in relation to the surrounding land uses. The proposed north/south link road is required to not only provide access to Pt Lots 6 and 7, but also to provide a future link to the regional open space to the north and west and to Waldeck Nursery to the south. A better interaction between the proposed residential area and Lake Goollelal is established and an opportunity exists for proposed dwellings on Lot 24 having frontage onto this road, with views over the lake.

Please note that previous subdivisions adjacent to lake bodies in the City of Wanneroo have incorporated a foreshore road, for example Lakeway Drive to the north, Goollelal Drive on the western side of Lake Goollelal, and Scenic Drive on the eastern side of Lake Joondalup.

Furthermore, as the road is to be constructed with 50% on regional open space and 50% on private land, only a 7m wide portion of land is required along the boundaries of Lot 24, 100 and Pt Lots 6 and 7 to accommodate the road.

With regard to the east/west access road, as previously stated, it was resolved to construct a 20m wide road reserve on the boundary of Lots 24 and 100 to alleviate the need to construct an additional temporary access therefore not having to pay the costs of closure when required. Only one permanent access road off Wanneroo Road is permitted to all lots, so it was considered advantageous for both Lots 24 and 100 to accommodate the permanent access.

Greg Rowe has requested that Amendment No 555 be finalised without the adoption of a structure plan and without any excision from Conti's landholding for road reserve purposes. Again, I shall emphasise the importance in adopting a structure plan for the area prior to finalising any amendments, particularly as the subject lot is located on a Primary Distributor Road and adjacent to Yellagonga Regional Park.

The structure plan prepared by Gray & Lewis proposes the most suitable design for the development of Lots 24, 100 and Pt Lots 6 and 7 Wanneroo Road, Kingsley. All aspects of the plan have been strategically determined with regards to traffic issues, environmental issues and equity to all landowners involved. Therefore, the structure plan should be inserted into the amending documents for Amendment 555 as the development guide plan where all future subdivision shall be in accordance with this plan.

AMENDMENT NO 555

As previously identified in this report, Amendment No 555 was last considered by Council at its December 1992 meeting (G21230).

At this meeting, it was resolved not to finalise Amendment No 555 until a deed was executed in which the applicants agree to pay the headworks charges as proposed by Town Planning Scheme No 21 being the East Wanneroo Development Scheme.

Town Planning Scheme No 21 has been refused advertising approval by the Minister for Planning and headworks charges associated with the development of land in East Wanneroo is dealt now most

likely to be with during the subdivision stage and supported by new provisions in Town Planning Scheme No 1.

The East Wanneroo Developer Contribution arrangement is now also only proposed to be associated with the development of land east of Wanneroo Road and therefore precludes the owners of Pt Lots 6 and 7 from these requirements.

With regard to the Minister being satisfied that all drainage and run-off can be captured and diverted from the lake, the subdivision design of Lot 24 has not yet been prepared so the required drainage facilities cannot be determined. Therefore, the location of drainage sites can be identified at the subdivision stage.

RECOMMENDATION:

THAT Council:

1. rescinds its resolution H21230, viz:
 - "1. adopts Amendment No 555 to Town Planning Scheme No 1 to rezone Lot 24 (207) Wanneroo Road, Kingsley from Rural to Residential Development R40;
 2. forwards the submissions received to the Hon Minister for Planning seeking final approval to Amendment No 555;
 3. prior to the affixation of the Common Seal to the amending documents, requires the following:
 - (a) that the owner enters into a legal agreement with Council, at the Owner's expense, with regard to the payment of the relevant headworks charges to be determined by Town Planning Scheme No 21 - East Wanneroo Development Scheme. The agreement requiring the owner to cede that land west of the Residential Development R40 area, free of cost to the Crown, with no compensation payable under Town Planning Scheme 21;
 - (b) acceptance of a satisfactory structure plan for the subject area incorporating road access into the abutting portion of the Yellagonga Regional Park on the northern boundary;

(c) (i) the Hon Minister being satisfied that all drainage and run-off can be captured and diverted from the lake;

(ii) that the development is connected to mains sewer;

4. once the land area in 3(a) above is ceded to the Crown, requests the North West District Planning Committee to request the State Planning Commission to reserve the land under the Metropolitan Region Scheme as Parks and Recreation."

2. adopts Amendment No 555 to Town Planning Scheme No 1 to rezone Lot 24 (207) Wanneroo Road, Kingsley from Rural to Residential Development R40;

3. adopts the modified 30m AHD contour as identified in the structure plan as the western boundary to the rezoning and recoding of Lot 24 Wanneroo Road, Kingsley;

54modifies the amendment maps to reflect the new western boundary as identified in 3. above;

55adopts the structure plan submitted by Gray & Lewis and inserts it into the amending documents as the Development Guide Plan for Lot 24 Wanneroo Road, Kingsley;

56prior to affixation of the Common Seal to the amending documents, requires the preparation and execution, entirely at the applicant's expense, of a deed whereby the applicants agree:

.1to cede, free of cost to the Crown

.1 all land below the modified 30m AHD contour;

.2

.3the land required for the north-south lake foreshore road and the east-west access road as shown on the structure plan;

.2 to construct these roads at the time of development of the land;

57subject to 6 above:

- (a) authorises affixation of the Common Seal to, and endorses the signing of, the amending documents;
- (b) forwards Amendment No 555 to the Hon Minister for endorsement for final approval and publication in the Government Gazette.

O G DRESCHER
City Planner

sk:gm pre94740
12.7.94

I30800

CITY OF WANNEROO

FINANCE AND ADMINISTRATIVE RESOURCES SECTION

REPORTS FOR COUNCIL

10 AUGUST 1994

I30801

CITY OF WANNEROO REPORT NO: I30801

TO: MAYOR

FROM: TOWN CLERK

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 10 AUGUST 1994

FILE REF: 202-2-4

WARD: ALL

SUBJECT: GENERAL ASSEMBLY OF THE AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION

At it's meeting of the 13 April 1994 Council resolved to make provision in the 1994/95 draft budget for a councillor and the Town Clerk to attend the General Assembly of the Australian Local Government Association. (Item I30401 refers)

The General Assembly will be convened in Canberra over the period 6 to 9 November 1994 and will examine aspects of Local Government in a series of Plenary and Issue Assembly sessions. These sessions are to be organized with a view towards taking agreed motions to the AGM of the Association.

The cost of the conference is \$2 450 per participant.

RECOMMENDATION

That Council, **BY ABSOLUTE MAJORITY**, nominates a councillor to attend the General Assembly of the Australian Local Government Association to be held in Canberra between 6 and 9 November 1994, at a cost of \$2 450, subject to the authorisation of such expenditure in the 1994/95 Budget.

R F COFFEY
Town Clerk

NKC:nkc
are94090

I30802

CITY OF WANNEROO REPORT NO: I30802

TO: TOWN CLERK
FROM: CITY TREASURER
FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES
MEETING DATE: 24 AUGUST 1994
FILE REF: 009-1
WARD: SOUTH, CENTRAL AND SOUTH WEST
SUBJECT: DONATIONS

Requests for financial assistance have been received from:-

1. Miss Liz Blatchford, 109 Lilburne Road, Duncraig 6023.

Liz has been chosen to represent Western Australia in the National Cross Country Championships to be held in Melbourne in mid August 1994.

2. Mr Adam Kon-Yu, 5 Pyrton Place, Duncraig 6023.
Mr Iain Wilson, 10 Shorne Place, Marangaroo 6064.

Adam and Iain have been selected to represent Western Australia in the Schools Golf Championships to be held in Melbourne from 15 to 16 August 1994.

3. Mr Duncan Scott and Miss Iona Scott, 4 Hull Grove, Woodvale 6026

Duncan and Iona were selected to represent Australia in the Junior World Cup Karate Championships which were held in Perth during July 1994.

4. Miss Stephanie Clarke, 35 Kutcharo Court, Joondalup 6027.
Miss Lisa Beatty, 33 Fleetwood Circuit, Woodvale 6026.

Stephanie and Lisa have been selected to represent Western Australia in the National Soccer Championships to be held in Sydney between 28 August - 2 September 1994.

5. Mr Rhys Watkins, 43 Glenbank Crescent, Kallaroo 6025.

Rhys has been selected to represent Western Australia in the National Soccer Championships to be held in Melbourne between 22 September 1994 and 1 October 1994.

RECOMMENDATION

That Council -

1. donates \$50.00 to the following:-

Miss Liz Blatchford
Mr Adam Kon-Yu
Mr Iain Wilson
Miss Iona Scott
Mr Duncan Scott
Miss Stephanie Clarke
Miss Lisa Beatty
Mr Rhys Watkins

to assist with costs to participate in their respective sports. Such donation to be from Account No 29470 - Sundry Donations - Recreation Control.

J B TURKINGTON
City Treasurer

JW
9 August 1994

tre0002

I30803

CITY OF WANNEROO REPORT NO: I30803

TO: MAYOR
FROM: TOWN CLERK
FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES
MEETING DATE: 10 AUGUST 1994
FILE REF: 202-1-3
WARD: ALL
SUBJECT: BIENNIAL NEW ZEALAND/AUSTRALIAN LIBRARY AND
INFORMATION ASSOCIATION JOINT CONFERENCE

This year the Australian Library and Information Association (ALIA) has resolved to hold a joint conference with the New Zealand Library and Information Association (NZLIA). The conference will be held in Wellington, New Zealand from 26-30 September 1994.

The theme of the Conference is 'Embarking Together'. During the last decade there has been similar developments in library services in Australia and New Zealand. The conference will focus on the similarities and both Australian and New Zealand delegates will speak on each topic and compare developments. Although all aspects of librarianship will be covered, public library service is a strong theme in the conference.

Costs associated with the conference are:

Airfare to NZ	\$1 380
Accommodation	\$ 900
Registration fee	\$ 350
Allowance (6 days)	\$ 600
Total	\$3 230

Provision has been made in the 1994/95 draft budget for a councillor to accompany the City Librarian on this conference.

RECOMMENDATION

That Council, **BY ABSOLUTE MAJORITY**, nominates a councillor to attend the Biennial New Zealand/Australian Library and

Information Association Joint Conference to be held in Wellington, New Zealand between 26 and 30 September 1994, at a cost of \$3 230, subject to the authorisation of such expenditure in the 1994/95 Budget.

R F COFFEY
Town Clerk

NKC:nkc
are94091

I40800

CITY OF WANNEROO
COMMUNITY SERVICES SECTION
REPORTS FOR COUNCIL
10 AUGUST 1994

I40801**CITY OF WANNEROO REPORT NO: I40801**

TO: TOWN CLERK

FROM: CITY ENVIRONMENTAL HEALTH MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 10 AUGUST 1994

FILE REF: 863-1-1

WARD: ALL

SUBJECT: RAVE PARTIES - H91020, I50416, I90461,
I60518, I6064

On 27 April 1994 Council was advised that a Working Party comprising of Local Government Environmental Health Officers, Department Environmental Protection, Western Australian Municipal Association, Attorney General's Office and the Police had been formed to study the ramifications of Rave Parties (I90461).

The Report of the party relating to after hours noise complaints and rave parties has now been compiled and forwarded to the Attorney General's Office and the offices of the Ministers for Health, Environment, Local Government and Police.

The report identifies inadequacies within the Environmental Protection Act 1986, and has recommended appropriate amendments to this legislation. It also outlines a protocol for local authorities and police to adopt should a "Rave Party" occur in their district. A copy of this report is attached.

RECOMMENDATION:

That Council, receives the Report and supports the recommendations made by the Working Party.

G A FLORANCE
City Environmental Health Manager

ip:pd
hre07010

I40802

CITY OF WANNEROO REPORT NO: I40802

TO: TOWN CLERK
FROM: CITY ENVIRONMENTAL HEALTH MANAGER
FOR MEETING OF: COUNCIL
MEETING DATE: 10 AUGUST 1994
FILE REF: 3000/21/515, 3000/36/529
WARD: ALL
SUBJECT: DUST AND ODOUR COMPLAINT - MR CONTI
(I40426)

Council resolved to make submission to the Minister for the Environmental on behalf of Mr Conti for an environmental assessment of the operations of poultry sheds located at Lot21 (515) Wanneroo Road Wangara, at the meeting held in April 1994 (I40426).

Correspondence dated 12 May 1994 was forwarded to the Minister advising of Council's resolution.

The Hon Minister K Minson MLA has responded (attachment 1). He advises inter alia that he does not consider that an environmental assessment of the farm is required.

RECOMMENDATION:

That Council advises Mr Conti of the Ministers response on the submission made on his behalf.

G A FLORANCE
City Environmental Health Manager

hre07011
gaf:pd

att

I40803

CITY OF WANNEROO REPORT NO: I40803

TO: TOWN CLERK

FROM: CITY ENVIRONMENTAL HEALTH MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 10 AUGUST 1994

FILE REF: 30/1733

WARD: SOUTH WEST

SUBJECT: OFFENSIVE TRADE APPLICATION - FISH PROCESSING
ESTABLISHMENT

Council is advised of an application from Strzelecki Holdings Pty Ltd of Suite 4, 643 Newcastle Street, Leederville to establish an offensive trade (fish processing establishment) at Sorrento Quay, Hillarys Boat Harbour.

In accordance with the Model Health By-laws Series 'A' the applicant advertised his intentions in The West Australian Newspaper on Monday 18 July 1994. To date no objections have been received.

RECOMMENDATION:

That Council approves the establishment of an offensive trade (fish processing establishment) at Sorrento Quay, Hillarys Boat Harbour, subject to:

- 1 no objections being received by 19 August 1994;
- 2 the applicant obtaining a Form 2 Building Licence Approval for the shop fitout; and
- 3 the premises complying with all Health Act provisions.

G A FLORANCE
City Environmental Health Manager

hre07012

ma:pd

I40804

CITY OF WANNEROO REPORT NO: I40804

TO: TOWN CLERK

FROM: CITY LIBRARIAN

FOR MEETING OF: COUNCIL

MEETING DATE: 10 AUGUST 1994

FILE REF: 212-7

WARD: ALL

SUBJECT: LIBRARY BOARD (REGISTERED PUBLIC LIBRARIES)
REGULATIONS 1985

Correspondence has been received from the State Librarian advising proposed amendment to the Library Board (Registered Public Libraries) Regulations 1985.

The 1985 Regulations currently state that anyone wishing to become a member of a public library must first join a library in the local government authority in which they reside. Once a member, their cards can be used at any public library in Western Australia. The intention of the current regulation is that people only join the library system once, they can then use any public library of their choice.

Enforcing the above requirement has gradually ceased in recent years for practical reasons:

- inconvenience to intending members whose closest library is not in their own local government authority
- automation requirements to create new memberships into each database regardless of another library membership being held.

It is not anticipated the proposed amendment to the Regulations will cause any difficulties as the changes only reflect existing practice.

Recommendation:

That Council corresponds support to the State Librarian for the proposed amendments to the Library Board (Registered Public Libraries) Regulations 1985.

N CLIFFORD
City Librarian

nfc:mdp
whre070194
26.7.94

I40805

CITY OF WANNEROO REPORT NO: I40805

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 10 AUGUST 1994

FILE REF: 485-2

WARD: ALL

SUBJECT: YOUTH ADVISORY COMMITTEE TERMS OF REFERENCE

Council's Youth Advisory Committee has eleven "active" members out of a potential fourteen portfolios, as outlined in the Terms of Reference.

The current Terms of Reference indicate that a simple majority of eight (Attachment 1 refers) must be attained to achieve a quorum. Although the Committee has certain members regularly attending meetings, it has become increasingly difficult to maintain a quorum from only eleven "active" members.

It is requested, therefore, that Council amends Section 4.5 of the Youth Advisory Committee's Terms of Reference to allow one half of the membership provided at Clause 2(i) to (v) inclusive, together with such number as shall be one half of the number occupying portfolios, from time to time, as expressed at Clause 2(vi) to constitute a quorum.

RECOMMENDATION

That Council amends Section 4.5 of the Youth Advisory Committee's Terms of Reference to allow one half of the membership provided at Clause 2(i) to (v) inclusive, together with such number as shall be one half of the number occupying portfolios, from time to time, as expressed at Clause 2(vi) to constitute a quorum.

R BANHAM

City Recreation and
Cultural Services Manager

KB:SS
rre48001

I40806

CITY OF WANNEROO REPORT NO: I40806

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 10 AUGUST 1994

FILE REF: 260-0

WARD: ALL

SUBJECT: 1994 INSTITUTE OF AQUATIC AND RECREATION
MANAGEMENT

The Institute of Aquatic and Recreation Management (IARM) has advised that its 25th Annual Conference will be held at the Vines Resort, Ellenbrook, on 25/26 August 1994.

The theme for this year's conference is "Service and Accountability". The conference programme is reproduced in Attachment 1.

The cost of registration to this conference is \$195 for non-members. Accommodation, if required, varies from \$20 (Stockman Hotel/Midland Inn) to \$165 (Vines Resort).

RECOMMENDATION

That Council nominates a Councillor to attend the 25th Annual Institute of Aquatic and Recreation Management Conference to be conducted at the Vines Resort on 25/26 August 1994.

R BANHAM
City Recreation and
Cultural Services Manager

DI:SS
rre48002

I40807

CITY OF WANNEROO REPORT NO: I40807

TO: TOWN CLERK
FROM: CITY ENVIRONMENTAL HEALTH MANAGER
FOR MEETING OF: COUNCIL
MEETING DATE: 10 AUGUST 1994
FILE REF: 851-7
WARD: SOUTH
SUBJECT: FOOD COMPLAINT - SAMPLE NO. 17

Council is advised of a complaint regarding a foreign object which was baked into a bread roll manufactured by Mias Bakery and sold to a consumer by Newmart Supermarket, Greenwood.

Council's Analyst Inman and Farrell have identified the object as a piece of metal.

Section 246L of the Health Act states that a person who either prepares for sale or sells food that is:

- a unfit for consumption by man;
- b adulterated; or
- c damaged, deteriorated or perished;

commits an offence.

RECOMMENDATION:

That Council in accordance with the provisions of the Health Act 1911 instigates legal proceedings against the proprietors of either of the following:

- 1 Newmart Supermarket, Greenwood Shopping Centre, Calectasia Street, Greenwood; or
- 2 Mias Bakery, 29 Catalano Road, Canning Vale.

G A FLORANCE
City Environmental Health Manager

hre07013

mn:pd

I60800

CITY OF WANNEROO

BUSINESS FOR INFORMATION SECTION

REPORTS FOR COUNCIL

10 AUGUST 1994

I60801 CITY OF WANNEROO REPORT NO I60801

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 10 AUGUST 1994

FILE REF: 510-225

WARD: SOUTH

SUBJECT: PARKING PROHIBITIONS - LANDSDALE ROAD

Council, at its May 1993 meeting, supported the establishment of a retail nursery on Lot 30 Landsdale Road and the alterations to the existing nursery on Lot 39 (42) Landsdale Road, Landsdale (Item H20509 refers). Council also resolved to introduce parking prohibitions on the north side of Landsdale Road from the western boundary of Lot 31 to the eastern boundary of Lot 32.

Council further considered the parking situation in Landsdale Road at its July 1993 meeting and resolved to extend the parking restrictions to include the frontage of Lot 33 Landsdale Road. The existing parking prohibitions are shown at Attachment 1.

The parking prohibition signs were then installed in accordance with accepted Council procedures. The owners of Lot 39 Landsdale Road subsequently appealed against the parking prohibitions to the Hon Minister for Local Government. On 12 July 1994, the Hon Minister for Local Government advised that he had decided not to approve the parking prohibitions in Landsdale Road outside Lots 31, 32 and 33. The parking prohibition signs have since been removed.

In light of this decision, a further legal opinion has been sought on Council procedures in relation to approval of parking prohibitions.

Submitted for information.

R T McNALLY
City Engineer

DRB:HY
Bere0806

I60802

CITY OF WANNEROO REPORT NO: I60802

TO: TOWN CLERK
FROM: CITY PARKS MANAGER
FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION
MEETING DATE: 10 AUGUST 1994
FILE REF: 201-5
WARD: ALL
SUBJECT: MONTHLY REPORT JUNE AND JULY 1994 - PARKS DEPARTMENT

The Parks Department monthly report is submitted to indicate the major areas of work activity carried out by the Department's groundstaff.

PARK MAINTENANCE

Seasonal maintenance works are progressing with ongoing block turfing around newly established amenity blocks and carparks having been completed.

The bulk of the storm damage has been cleared.

PLAYGROUND EQUIPMENT

The mobile play trailers have been located at Chelmsford Park in Warwick, Quarry Park in Edgewater, Stanford Park, Craigie and Annato Park in Greenwood.

New equipment has been installed at the following locations:

Dunmore Park, Merriwa
Chelsea Park, Kingsley

Safety checks and maintenance works are ongoing.

TURF WICKETS

A good grass cover is evident on wicket surfaces and winter maintenance is ongoing.

TREE PRUNING

The large cherry picker is progressing work orders, storm damage and SECWA pruning lists.

The two small cherry pickers are progressing work orders and clearing storm damage.

WATER TANKERS

Winter maintenance on previous year's planting is being progressed.

Street tree planting and minor plantings will be completed by 29 July 1994. All other plantings are being watered in.

MOWING

Gang mowers are progressing the winter mowing program.

Mowing crews have assisted in the storm damage removal and also the winter planting program.

The normal winter mowing program commenced on 27 June 1994.

RETICULATION

Winter maintenance of parks reticulation is progressing. Parks which have been completed are:

Alexander Heights South, Merrifield Park, Chadstone Park, gumblossom Park, Banks Park, Aldersea Park, Hawker Park, Percy Doyle, Santiago Park, Warrigal Park, Blackboy Park, Belrose Park, Sheoak Park, Warrantyte Park.

Sprinkler upgrade has been completed at Newcombe Park in Padbury, James Cook Park in Hillarys and Juniper Park in Duncraig.

Trickle has been installed at Timberlane Park, Woodvale and Gumblossom Park, Quinns Rocks.

Trickle has been upgraded and extended at Santiago Park, Ocean Ridge Recreation Centre, Dorchester Hall and Woodvale Library.

BORES AND PUMPS

Pumps have been serviced at the following locations:

MacDonald Park, Koondoola Park, Liddell Park, Beaumont Park, Kingsway Olympic Soccer, Warrigal Park, Wolinski Park, Barridale Park, Whitfords Park East, Hudson park, Ocean Reef Park Cockman Park.

Hydrometers have been installed at various locations.

Solenoid service and replacement program is being progressed.

Rewiring completed at Marangaroo Golf Course, Emerald Park, Lacedpede Park.

ENGINEERING WORKS

Following engineering works reticulation systems were repaired at the following locations:

Marmion Avenue, Prince Regent Park, Braden Way,
Chichester Park South, Warwick Road, Cliff Street,
Dampier Avenue, Buckingham Drive and Lacedpede Road.

GREEN PLAN

Community Planting Program

The Green Plan Community Planting Program has been completed for 1994. This year's program was very successful with over 300 people attending 8 Community Plantings. The details are as follows:-

Hepburn Heights Conservation Area

70 people, including representatives from Duncraig Guides, Whitfords Lions Club and Friends of Hepburn/Pinnaroo Bushland, planted over 3,000 indigenous species into previously cleared areas.

Warwick Conservation Areas

A disappointing attendance, with only 15 people in total over 2 separate weekends, including representatives from the 2nd Girrawheen Brownies. Despite the poor attendance, participants planted over 1,300 indigenous species into areas previously cleared for a sewer main.

Shepherds Bush Park

A total of 25 people helped to revegetate a site burnt in February 1994 by planting 1,800 indigenous species. Participants included the Kingsley Lions and Scouts.

Lilburne Bushland Reserve

Over 20 people, including representatives from the Friends of Yellagonga Regional Park and local residents, participated in revegetating a degraded area of the reserve with over 2,000 indigenous species.

Merriwa Conservation Area

A very disappointing attendance with only 8 members of the public revegetating a previously cleared area with 700 indigenous species. Despite a letter indicating their attendance in response to an invitation to participate, members of the Quinns Rocks Environmental Group were conspicuous by their absence.

Granadilla Park

Over 40 residents from around Granadilla Park participated in revegetating the bush islands of this park.

Pentland Park

15 residents, Councillors Curtis, Magyar and Freame attended this planting to revegetate the degraded bushland.

Hepburn Heights Conservation Area

Over 70 people from the South Padbury Primary School P & C Association participated in a sponsored plantathon to raise money for charities and the school by revegetating a previously cleared area.

Schools Planting Program

35 students from Greenwood Primary School helped to revegetate a previously cleared area of Warwick Conservation Area.

Over 200 students from Blackmore Primary School participated in a revegetation project at Warwick Conservation Area.

400 students from Eddystone Primary School participated in planting over 1,500 indigenous plants on the banks of Eddystone Park.

35 students from Ocean Reef Primary School and 35 students from Mullaloo Heights Primary School participated in planting over 1,200 indigenous species in Periwinkle Park.

120 students from St Stephen's School participated in revegetating a previously cleared area of Hepburn Heights Conservation area. Over 2,000 plants were planted.

Over 800 students from Girrawheen Senior High School participated in mass planting 3,000 indigenous species into the bushland surrounding the school oval.

20 students from Glengarry Primary School and 24 students from Wongan Hills Primary School participated in a Ribbons of Green joint project with Greening Australia.

Over 300 students from Lymburner Primary School participated in planting over 2,500 plants at Hillarys Park and bushland connecting the school to Hillarys Park. This was a part of the joint Ribbons of Green project between Greening Western Australia and the City of Wanneroo Green Plan, which aims to provide corridors of vegetation linking reserves.

30 students from Mercy Primary School participated in revegetating a degraded area of Marangaroo Conservation Reserve.

20 students from Duncraig High School participated in planting a vegetation corridor as part of the joint Green Plan/Greening Australia Ribbons of Green project.

Lilburne Bushland Reserve

Development of Lilburne Bushland Reserve is progressing with the fencing, access gates, pathways, weed control and completion of some revegetation work. Preliminary work on the picnic site will now commence.

Bush Regeneration Course

The Green Plan is sponsoring a Bush Regeneration Course conducted by Apace Aid for local participants.

COMMUNITY SERVICES WORKS UNIT

Recent works completed by the Corrective Services crews include:

Storm damage clean up.

Planting at Carramar Golf Course.

Removal of old polythene pipe from several parks in Ocean Reef and Heathridge.

Conservation Reserve clean up was carried out prior to community plantings.

Planting of various parks, verges, Conservation Reserves.

CONTRACT WEED CONTROL

Spraying included extensive veld grass and annual grass control in Council's Conservation Reserves. A small amount of broad leaf and Guildford grass control was carried out.

F GRIFFIN

City Parks Manager

FG:JB
gre0800

I60803

CITY OF WANNEROO REPORT NO: I60803

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION
MEETING DATE: 10 AUGUST 1994
FILE REF: 740-92001
WARD: CENTRAL
SUBJECT: STATE PLANNING COMMISSION'S DECISION:
PROPOSED SUBDIVISION, LOT 4 MOORE DRIVE,
JOONDALUP

METRO SCHEME: City Centre Area
LOCAL SCHEME: Joondalup City Centre
APPLICANT/OWNER: LandCorp
CONSULTANT: Greg Rowe & Associates
REPORT WRITTEN: 20.7.94

INTRODUCTION

Correspondence has been received from the State Planning Commission advising that it has resolved to refuse the subdivision application for this land because: it contravenes the Joondalup City Centre Development Plan and Manual; the proposed commercial development of the site does not have the approval of Council, nor the Minister for Planning (on appeal); and an undesirable precedent would be established.

BACKGROUND

At its February 1994 meeting (I90248) Council considered an application submitted by Greg Rowe and Associates on behalf of LandCorp for a service station and commercial development on portion of Lot 4 (380) corner of Joondalup and Moore Drives. LandCorp proposed subdividing the area into three lots (Attachments 1 and 2).

Council resolved to:

-
- 1 refuse the development application submitted by Greg Rowe and Associates on behalf of the Western Australian Land Authority for a Petrol Filling Station and Commercial development on portion of Lot 4 corner of Joondalup Drive and Moore Drive, Joondalup because:
- (a) the proposed development is not in accordance with the Joondalup City Centre Development Plan and Manual incorporated in Council's Town Planning Scheme No 1;
 - (b) the provision for access to and from the proposed development from Joondalup Drive and Moore Drive is not considered acceptable from a traffic safety point of view;
 - (c) there is a risk that the proposed development could affect the provision of services at the nearby Joondalup Neighbourhood Centre and thereby the amenity of the residential area;
 - (d) the proposed development is not in line with community expectations for the area and has not allowed any public participation in the decision making;
 - (e) the proposed development does not provide an adequate amount of parking;
- 2 not support the subdivision application submitted by Greg Rowe and Associates on behalf of the Western Australian Land Authority for the subdivision of portion of Lot 4, corner of Joondalup Drive and Moore Drive Joondalup because:
- (a) the proposed subdivision is not in accordance with the Joondalup City Centre Development Plan and Manual incorporated into Council's Town Planning Scheme No 1;
 - (b) the proposed access to the lots from Joondalup Drive and Moore Drive is not in accordance with Council's requirements and is not considered satisfactory from a traffic safety point of view;
- 3 seek an urgent deputation with the Minister for Lands to discuss LandCorp's unexpected proposals for this portion

of Lot 4, and the serious concerns that the Council has for such commercial development.

STATE PLANNING COMMISSION'S DECISION

Council is advised that the State Planning Commission has considered the subdivision application relating to the above described land and has resolved that the application be refused for the following reasons:

58the proposed subdivision is not in accordance with the Joondalup City Centre Development Plan and Manual which were approved under the Joondalup Centre Act 1976 (and subsequently adopted by the Western Australian Land Authority Act 1992) and are incorporated into Council's Town Planning Scheme No 1;

59the subdivision is proposed for the specific purpose of accommodating a commercial development, which was the subject of a Development Application refused by the Council and which the Minister for Planning has decided against at appeal;

60approval to the subdivision would set an undesirable precedent for further subdivision of land within the Joondalup City Area which may prejudice the planning objectives of the Joondalup City Centre Development Plan.

SUBMITTED FOR COUNCIL'S INFORMATION.

O G DRESCHER
City Planner

lk:gm
pre94811
21.7.94