

C I T Y O F W A N N E R O O

MINUTES OF COUNCIL MEETING HELD IN COUNCIL CHAMBER
ADMINISTRATION BUILDING, BOAS AVENUE, JOONDALUP,
ON WEDNESDAY, 27 NOVEMBER 1991

ATTENDANCES AND APOLOGIES

Councillors:	W H MARWICK - Mayor	Central Ward
	G A MAJOR - Deputy Mayor	South-West Ward
	H M WATERS	North Ward
	C P DAVIES	North Ward
	A V DAMMERS	Central Ward
	A M CARSTAIRS	Central Ward
	C G EDWARDES	South Ward
	B J MOLONEY	South Ward
	W S SMITH	South Ward
	P NOSOW	South Ward
	F D FREAME - from 7.38 pm	South-West Ward
	N RUNDLE	South-West Ward
	R F JOHNSON	South-West Ward

Town Clerk:	R F COFFEY
Deputy Town Clerk:	A ROBSON
City Treasurer:	J B TURKINGTON
City Planner:	O G DRESCHER
City Engineer:	R T McNALLY
City Recreation and Cultural Services Manager:	R BANHAM
City Environmental Health Manager:	G A FLORANCE
City Librarian:	J RYDING
City Building Surveyor:	R FISCHER
City Parks Manager:	F GRIFFIN
Security Administrator:	T TREWIN
Public Relations Officer:	A DAVIDSON
Committee Clerk:	M THURSTON
Minute Clerk:	D GOWER

An apology for late absence was tendered by Cr Freame.

There were 77 members of the Public and 3 members of the Press in attendance.

The Mayor declared the meeting open at 7.30 pm.

CONFIRMATION OF MINUTES

F91101 MINUTES OF COUNCIL MEETING HELD ON 23 OCTOBER 1991

MOVED Cr Carstairs, SECONDED Cr Dammers that the Minutes of Council Meeting held on 23 October 1991, be confirmed as a true and correct record. **CARRIED**

QUESTIONS OF WHICH DUE NOTICE HAS BEEN GIVEN, WITHOUT DISCUSSION

Nil

QUESTIONS OF WHICH NOTICE HAS NOT BEEN GIVEN, WITHOUT DISCUSSION

Nil

ANNOUNCEMENTS BY THE MAYOR, WITHOUT DISCUSSION

IMPROVEMENT AND MAINTENANCE OF BUSINESS PREMISES - ANNUAL AWARDS

I am pleased to advise that the Industrial Sites Evaluation Committee, comprising representatives of the Wanneroo Chamber of Commerce, Wanneroo Times and Councillor Norma Rundle, inspected properties within Landsdale, Wangara, Canham Way and Joondalup industrial zones on Monday, 18 November 1991, to determine the best and most improves sites.

The judges were unanimous in their praise of the high standard of many businesses observed, most especially within Wangara, where it was readily apparent that strenuous efforts have been made to achieve a high standard.

Unfortunately, the overall standard within Canham Way was most disappointing, where little effort had been made. In fairness to those property owners, however, it should be said that the relatively small lots and congested parking causes difficulties in maintaining a satisfactory standard. For these reasons the judges decided that a "Best Kept" award would be inappropriate and only one "Most Improved" category award has been made.

I am pleased to announce the winners:

	<u>Best Kept Premises</u>	<u>Most Improved Premises</u>
WANGARA	Whitford City Glass 27 Buckingham Drive Wangara	WA Fire Brigade Board 24 Prindiville Drive Wangara
	Mr & Mrs S & V Malpuss	Superintendent Ron Harley
LANDSDALE	I F S Designs 57 Rogers Way Landsdale	Meneghello Galvanising Service 46 Rogers Way Landsdale
	Mr K Carter	Mr D D Meneghello
CANHAM WAY	No Award	BP Service Station 37 Canham Way Greenwood
		Mr C Sanzone
JOONDALUP	6 Packard Street Joondalup	Lot 58 Winton Road Joondalup
	Messrs W Kearns and A Green	Mr J Sanzone

CIVIC RECEPTION - NODA HEROES

Earlier this month, Council held a welcoming ceremony for the Japanese baseball team, the "Noda Heroes".

The team was in Perth as part of a promotional tour and as a reciprocal visit for the visit to Japan in June of this year of the WA All Star Junior Baseball team.

As a gesture of goodwill, the Noda City delegation presented Council with an attractively framed message of friendship in Japanese.

At the same ceremony Council honoured local young baseball player Andrew McNally.

Young Andrew is a star pitcher with the "Perth Heat" and has achieved quite a lot recently in the competitive field of professional baseball.

OFFICIAL OPENING - WOODVALE LIBRARY

The official opening of the Woodvale Library took place earlier this month.

Use of the library, I'm pleased to report, has been very encouraging indeed. Residents have taken the opportunity to make full use of their new library and have kept library staff busy.

Cr Freame entered the Chamber at this point, the time being 7.38 pm.

CITY OF WANNEROO ANNUAL GENERAL MEETING

The Annual General Meeting of electors was held on Monday, 25 November.

Eight electors and two non-electors were in attendance as the 1990/91 Annual Report and Financial Statements were tabled.

CARVED TIMBER BOLLARDS FOR WARWICK OPEN SPACE

Two timber bollards, which I'm sure everyone noticed on their way into Council Chamber tonight, are the finished products of one of the art projects carried out by Council's Parks Department.

The bollards were carved by the Warwick Carving Group and prior to their permanent installation at the entry to Warwick Open Space conservation area they will be on display at the Wanneroo Show, Spirit of Joondalup Festival and Council's Recreation Centres and Libraries.

These works will form part of a theme at Warwick Open Space and I'm sure they will be much valued by Council and the community now and in the future.

PLAQUE FROM ST JOHN AMBULANCE

The St John Ambulance has presented Council with a plaque in appreciation of the assistance given to the Wanneroo Sub-branch of the Association. I am pleased to accept this on behalf of Council. We will continue to support St Johns in their tireless work for the community.

Cr Freame sought Council's indulgence to raise several questions without notice later in the meeting.

PETITIONS, MEMORIALS AND DEPUTATIONS

F91102 ADDITIONAL PETITION SEEKING STATE GOVERNMENT LEGISLATION ON COMPULSORY STERILISATION OF PET DOGS AND CATS - [009-3]

Cr Freame tabled an 812-signature petition to be forwarded to the State Government seeking compulsory sterilisation of pet dogs and cats.

MOVED Cr Freame, **SECONDED** Cr Johnson that the petition seeking State Government legislation for the compulsory sterilisation of pet dogs and cats be received and referred to Community Services Committee.

CARRIED

F91103 PETITION OBJECTING TO PROPOSED SUBDIVISION AND DEVELOPMENT ON RESERVE 34029 WATERFORD DRIVE - [790-574]

Cr Johnson tabled a 51-signature petition objecting to the proposed subdivision of Reserve 34029 Waterford Drive/Angove Drive, Hillarys.

MOVED Cr Johnson, **SECONDED** Cr Smith that the petition objecting to the proposed subdivision of Reserve 34029 Waterford Drive, Hillarys be received and considered in conjunction with submissions relating to Amendment 574 to Town Planning Scheme No 1.

CARRIED

F91104 PETITION OBJECTING TO COMMERCIAL DEVELOPMENT AT PINNAROO VALLEY MEMORIAL PARK, GIBSON AVENUE, PADBURY - [790-597]

Cr Rundle presented a 154-signature petition and a single letter, objecting to the proposed development of commercial facilities on portion of Pinnaroo Valley Memorial Park in Gibson Avenue, Padbury.

MOVED Cr Rundle, **SECONDED** Cr Nosow that the petition and correspondence objecting to the proposed commercial development on portion Pinnaroo Valley Memorial Park, Gibson Avenue, Padbury be received and considered in conjunction with Item F21114.

CARRIED

F91105 PETITION RELATING TO VANDALISM IN THE CARINE GLADES AREA - [061-188]

A 13-signature petition has been received, relating to vandalism in the Juniper Park area of Duncraig/Carine Glades.

This petition will be considered in conjunction with Item F41131.

MOVED Cr Freame, **SECONDED** Cr Rundle that the petition relating to vandalism in the Juniper Park area of Duncraig/Carine Glades be received and considered in conjunction with Item F41131.

CARRIED

**F91106 PETITION SEEKING PARKING PROHIBITIONS IN ASHWOOD COURT, CRAIGIE -
[510-1464]**

A 20-signature petition has been received, seeking the installation of parking prohibition signs in Ashwood Court, Craigie. Patrons playing active sports on Warrandyte Park create a nuisance by parking on street verges and in driveways.

This petition will be considered in conjunction with Item F11117.

MOVED Cr Freame, **SECONDED** Cr Rundle that the petition seeking installation of parking prohibition signs in Ashwood Court, Craigie, be received and considered in conjunction with Item F11117.

CARRIED

**F91107 PETITION OBJECTING TO THE PROPOSED DANCE STUDIO AT UNIT 14/124
WINTON ROAD, JOONDALUP - [30/173]**

A 10-signature petition has been received, objecting to the proposed dance studio in Winton Road, Joondalup, on the grounds of noise and a potential parking problem.

This petition will be considered in conjunction with Item F21109.

MOVED Cr Freame, **SECONDED** Cr Rundle that the petition objecting to the proposed dance studio in Winton Road, Joondalup, be received and considered in conjunction with Item F21109.

CARRIED

**F91108 PETITION REQUESTING ROAD TRAFFIC TREATMENTS - GURON ROAD, DUNCRAIG -
[510-1021]**

A 45-signature petition has been received from residents of Duncraig, seeking the provision of road traffic treatments in Guron Road, Duncraig, to attempt to improve the behaviour of drivers in the area.

This petition will be referred to Technical Services Committee.

MOVED Cr Freame, **SECONDED** Cr Rundle that the petition seeking provision of road traffic treatments in Guron Road, Duncraig, to attempt to improve the behaviour of drivers in the area, be received and referred to Technical Services Committee.

CARRIED

**F91109 PETITION OBJECTING TO DEVELOPMENT OF SHOPS AND FAST FOOD OUTLET, LOT
60 (4) WARBURTON AVENUE, PADBURY - [30/173]**

Two petitions, with a total of 482 signatures, have been received, objecting to the development of shops and a fast food outlet at the Marmion Squash Courts on Lot 60 (4) Warburton Avenue, Padbury.

Cr Rundle tabled an additional letter objecting to this development.

These petitions will be considered in conjunction with Item F21107.

MOVED Cr Freame, **SECONDED** Cr Rundle that the two petitions and additional correspondence objecting to the development of shops and a fast food outlet at the Marmion Squash Courts on Lot 60 (4) Warburton Avenue, Padbury be received and considered in conjunction with Item F21107. **CARRIED**

F91110 **PETITION REQUESTING INSTALLATION OF ROUNDABOUTS IN HUDSON AVENUE, GIRRAWHEEN - [510-508]**

A 352-signature petition, co-ordinated by Mr Ted Cunningham, MLA, Member for Marangaroo, has been received. The petitioners seek the installation of roundabouts on Hudson Avenue, Girrawheen, at the intersections of Gummow Way, Berwyn Road and Templeton Crescent.

This petition will be referred to Technical Services Committee.

MOVED Cr Freame, **SECONDED** Cr Rundle that the petition seeking installation of roundabouts on Hudson Avenue, Girrawheen, at the intersections of Gummow Way, Berwyn Road and Templeton Crescent, be received and referred to Technical Services Committee. **CARRIED**

PRESENTATION OF PRINTS "JOONDALUP IMPRESSIONS 1991"

Cr Major presented to Council, on behalf of the Joondalup Development Corporation, a framed set of three prints commissioned to mark the first significant phase in the creation of the City Centre, and entitled "Joondalup Impressions 1991".

ANY BUSINESS OUTSTANDING FROM PREVIOUS MEETINGS

Nil

REPORTS OF COMMITTEES

F91111 POLICY AND RESOURCES COMMITTEE

MOVED Cr Rundle, **SECONDED** Cr Carstairs that the Report of the Policy and Resources Committee Meeting, held on 6 November 1991, be received.

CARRIED

ATTENDANCES

Councillors :	W H MARWICK - Mayor, to 7.29 pm	Central Ward
	G A MAJOR - Deputy Mayor, deputising for Cr Marwick from 7.29 pm	
	A V DAMMERS	South-West Ward
	A M CARSTAIRS	Central Ward
	B J MOLONEY	South Ward
	F D FREAME - from 5.34 pm	South-West Ward
	H M WATERS - Observer to 6.12 pm	North Ward
	W S SMITH - Observer to 7.30 pm	South Ward
	P NOSOW - Observer from 5.34 pm	South Ward
	N RUNDLE - Observer from 5.48 pm	South-West Ward
	R F JOHNSON - Observer	South-West Ward

Town Clerk :	R F COFFEY
Deputy Town Clerk :	A ROBSON
City Engineer :	R T McNALLY
City Treasurer :	J B TURKINGTON
City Planner :	O G DRESCHER
City Librarian :	J RYDING
City Environmental Health Manager :	G A FLORANCE
Acting City Recreation and Cultural Services Manager :	B SIMMONDS
Security Administrator :	T TREWIN
Committee Clerk :	M THURSTON
Minute Clerk :	D GOWER

CONFIRMATION OF MINUTES

The Minutes of the Policy and Resources Committee Meeting held on 2 October 1991 were confirmed as a true and correct record.

PETITIONS AND DEPUTATIONS

Nil.

DECLARATIONS OF PECUNIARY INTEREST

Nil.

MEETING TIMES:

Commenced: 5.32 pm
Closed: 7.34 pm

F51101 WARD BOUNDARIES AND REPRESENTATION - [801-5]

DEPUTY TOWN CLERK'S REPORT F51101

In July (Item F50703) the Town Clerk reported that the Hon Minister for Local Government had stated his intention to finalise outstanding matters in respect of ward boundary and representation adjustments by 1 September 1991. Where representational imbalances of plus or minus one elected member were evident, the Hon Minister was likely to require adjustments to effect representation in accordance with the "quota" of one Councillor to every 10,048 electors.

Council resolved that, as a significant imbalance exists only in the North Ward representation (plus 1.14) and this factor could be justifiably discounted due to the size of the ward and projected population growth, it did not propose any changes to either its ward boundaries or its representation at that point in time.

The Deputy Town Clerk reports on the Hon Minister's response which expresses concern at the imbalance in the North Ward and suggests that the number of Ward representatives be reduced to one in time for the 1992 elections. He also suggests an increase in the South Ward representation to five.

The Deputy Town Clerk addresses the appropriate ratio of representation and the arguments for and against a variety of different local authorities' numbers. He suggests that it is imperative to speak to the Minister to ensure that no premature actions are taken with regard to boundaries or representation, prior to introduction of the new Local Government Act, with the proposed four year term and two yearly election cycle.

MOVED Cr Edwardes, **SECONDED** Cr Carstairs that Council seeks an immediate deputation with the Hon Minister for Local Government in order to discuss the appropriate mechanisms and timing for the implementation of changes intended to achieve effective representation within the City of Wanneroo. **CARRIED**

F51102 RATIONALISATION OF COUNCIL COMMITTEES - [702-3]

DEPUTY TOWN CLERK'S REPORT F51102

In October (Item F51006) Council resolved that a report be submitted to Policy and Resources Committee on the rationalisation of all Council appointed Committees.

The Deputy Town Clerk reports on a review undertaken to examine the intended purpose, current and future role of each of the Advisory Committees, and recommendations developed to assist in the rationalisation of the Committees.

MOVED Cr Edwardes, **SECONDED** Cr Carstairs that Council:

1 disbands the following Advisory Committees:

- . Financial Counselling Service Advisory Committee;
- . Migrant Services Development Project Advisory Committee;
- . Advisory Council for People with Disability;
- . Green Plan Management Advisory Committee;

2 undertakes a review of the terms of reference of the following Advisory Committees with a view to assessing opportunities for amalgamation:

- . Beach Safety Study Group Advisory Committee;
- . Coastal Recreation Advisory Committee;
- . Wanneroo Eisteddfod Advisory Committee;
- . Art Collection Advisory Committee.

CARRIED

F51103 HOME OCCUPATIONS POLICY - [702-1]

CITY PLANNER'S REPORT F51103

In September (Item F50901) Council deferred adoption of a Home Occupations Policy pending Councillor input to a suggested policy.

The City Planner outlines the background to the introduction of Home Occupations in Town Planning Scheme No 1, whereby residents can conduct businesses from their homes, subject to certain restrictions to protect the amenity of neighbours. He outlines the type of businesses which are currently conducted and the incidence of complaints and action taken.

He suggests a policy for adoption by Council which would allow a wide range of home occupations, provided they are conducted in a responsible manner, and would result in residents doing something from home to re-establish themselves in meaningful employment instead of relying on social security benefits.

MOVED Cr Edwardes, **SECONDED** Cr Carstairs that:

1 Council:

- (a) writes to the Minister for Health expressing its concern about provisions in the draft Food Hygiene Regulations 1991

to totally prohibit food handling in private residences and requests consideration of a more realistic approach as many people, charities and associations, will be adversely affected by a total ban;

- (b) considers whether or not home occupations should be applied for under District Planning Scheme No 2 provisions before finally adopting the new scheme;
- (c) adopts the following as Policy and amends the Policy Manual accordingly:

*HOME OCCUPATIONS POLICY

The Council accepts that numerous small businesses are being conducted from residential premises without any adverse effect on local amenity. To facilitate a growing demand for a wider range of small business activities this policy has been prepared to delegate powers to the City Planner to approve applications for home occupations under the provisions of Town Planning Scheme No 1.

Local Amenity

Protection of local amenity and residential safety will take priority in all considerations relating to home occupations.

Applicants should therefore understand that if they exceed the limits set down in conditions of approval or complaints are received, the Council will, if it considers that local amenity and residential safety are being adversely affected, require the immediate discontinuance of a home occupation and will withdraw its approval.

Residential Use

As home occupations are conducted from residential premises, the residential use of the premises is to remain the predominant use. Home occupations may only be incidental uses and no material change of use will be implied or allowed. All approvals will be conditioned for the applicant to operate the home occupation which is not transferable to other persons. The home occupation shall be conducted within an area not exceeding 20m² within the dwelling (not in outbuildings).

Traffic

Does not give rise to vehicular traffic, nor require the provision of parking facilities, substantially beyond that which is normal to the neighbourhood in which the business is located.

Employees

Consistent with home occupations remaining incidental to the residential use of premises, the only persons who may be employed in the operation of the home occupation shall be persons who normally reside at the premises and one member of the occupiers' family.

Complaints

Council will consider all complaints in a manner consistent with the spirit of home occupations; in particular, the provision that home occupations shall not in any way detract from residential amenity. In the event of any doubt, the Council will rule in favour of the complainant, accepting that no security of tenure is implied for home occupations.";

(d) delegates powers to determine applications for home occupations in accordance with its policy, to the City Planner;

2 a deputation of local small business operators be invited to address the Town Planning Committee in relation to the ramifications of home occupations on their businesses;

3 a report be submitted to Community Services Committee on the options available to Council to establish protective measures to control storage of pesticides and pool chemicals in residential areas.

CARRIED

F91112 DEFERRAL OF CONSIDERATION OF ITEM F51104 - [702-3]

MOVED Cr Smith, **SECONDED** Cr Edwardes that Item F51104 be deferred and considered in conjunction with Item F21134 in Town Planning Committee Report.

CARRIED

F51104 CHARGING OF APPLICANTS FOR CLOSURE OF PEDESTRIAN ACCESSWAYS - [520-2]

CITY PLANNER'S REPORT F51104

Considered later in the Meeting in conjunction with Item F21134.

F51105 POLICY RELATING TO MEDIA STATEMENTS - [702-1]

TOWN CLERK'S REPORT F51105

In August (Item F90834) Council resolved to refer to Policy and Resources Committee, consideration of its policy on "Media Statements".

The Town Clerk states the existing policy, together with an amendment proposed at the July Council meeting and concludes that as the existing policy has stood the test of time without cause for concern over a number of years, there appears to be no strong reason for change.

RECOMMENDATION

That Council retains its existing policy in relation to Media Statements, ie:

"Statements to the media can only be made by the Town Clerk, Mayor or other Councillors nominated by Council. In the absence of the Town Clerk, the Deputy Town Clerk has this authority, and in the Mayor's absence, the Deputy Mayor has this authority.

The Town Clerk or the Mayor have the power to delegate a Department Head to answer a query from the media."

AMENDMENT MOVED Cr Smith, **SECONDED** Cr Waters that the policy to be adopted in relation to Media Statements be reworded to:

"Statements to the media can only be made by the Town Clerk, Mayor or Chairman of Public Relations Occasional Committee. In the absence of the Mayor, the Deputy Mayor has this authority and in the absence of the Town Clerk, the Deputy Town Clerk has this authority.

The Town Clerk or the Mayor have the power to delegate a Department Head to answer a query from the media." **CARRIED**

The **AMENDMENT** thus became the **SUBSTANTIVE MOTION**,

was **PUT** and

CARRIED

A Division was called with the following result:

In Favour of the MOTION: Crs Carstairs, Edwardes, Waters, Davies, Freame, Smith, Johnson

Against the MOTION: Crs Marwick, Major, Dammers, Moloney, Nosow, Rundle

The Mayor declared the MOTION **CARRIED BY**

DIVISION

F51106 **CIVIC PROTOCOL - [702-3-2]**

TOWN CLERK'S REPORT F51106

In August (Item F70812) Council deferred consideration of a Civic Protocol Policy and referred the matter to Policy and Resources Committee.

The Town Clerk sets out the proposed policy, which relates to protocol when the Mayor is an invited guest at any function, at any City of Wanneroo function and generally.

MOVED Cr Edwardes, **SECONDED** Cr Carstairs that:

- 1 consideration of a policy for Civic Protocol be deferred;
- 2 a report be submitted to Policy and Resources Committee on the policies on civic protocol, if any, in place at the Cities of Perth, Stirling and Fremantle. **CARRIED**

F51107 **FACSIMILE MACHINES FOR COUNCILLORS - [702-3]**

DEPUTY TOWN CLERK'S REPORT F51107

In September (Item F50911) Council resolved to refer to Policy and Resources Committee the matter of providing facsimile machines to Councillors, pending a report detailing cost benefits and the position of other Councils.

The Deputy Town Clerk sets out the benefits in terms of despatch of occasional urgent documents from the Administration Centre and the provision of a faster means by which electors and other parties could communicate directly with Councillors. He gives details of the anticipated cost of providing facsimile machines to Councillors in terms of capital cost, installation, rental, maintenance and consumable costs. Information was obtained on this matter from the Cities of Perth, Fremantle, Stirling, Bayswater and Canning and only Stirling provides facsimile machines to its Councillors.

MOVED Cr Edwardes, **SECONDED** Cr Carstairs that Council does not provide facsimile machines to Councillors. **CARRIED**

F51108 **TAPE RECORDING OF COMMITTEE MEETINGS - [702-3]**

TOWN CLERK'S REPORT F51108

Council resolved in May 1989 (Item D90589) that a tape recording be made of Town Planning Committee Meetings. The October meeting of Town Planning Committee recommended that this no longer be done; however, the October meeting of Council resolved that the tape recording of all Committee meetings be referred to Policy and Resources Committee for consideration.

The Town Clerk gives details of the lack of use of the tape recordings of the Town Planning Committee and the necessary purchase of tape recording equipment, should Council wish to record its Committee meetings.

RECOMMENDATION

That Council does not tape record Committee Meetings.

MOVED Cr Davies, **SECONDED** Cr Waters that:

- 1 recommendation of the Committee not be adopted;
- 2 Council:
 - (a) tapes its Standing Committee meetings, makes these tapes available to members of the public under its existing policy, and retains those tapes for a period of six months, when they become recycled;

- (b) purchases tape recording equipment for use in taping Standing Committee meetings;
- (c) in accordance with the provisions of 547(12) of the Local Government Act, authorises expenditure of \$1,000 to purchase suitable tape recording equipment for Committee Room 1.

WITHDRAWN

MOVED Cr Davies, **SECONDED** Cr Waters that:

- 1 consideration of tape recording of Standing Committee meetings be deferred;
- 2 a report be submitted to Policy and Resources Committee on the feasibility of Council holding all Committee meetings in the Council Chamber to utilise existing taping equipment and the methodology for opening Committee meetings to the public. **CARRIED**

F51109 **REVIEW OF POLICY RELATING TO COUNCILLOR LUNCHEONS, COUNCILLOR DINNERS AND APPRECIATION DINNERS - [605-3]**

MOVED Cr Edwardes, **SECONDED** Cr Carstairs that consideration of the guidelines for operation of Council's Dining Room be deferred and referred to the next meeting of Policy and Resources Committee.

CARRIED

F51110 **RESIGNATION OF CITY LIBRARIAN - [PERSONAL]**

The Town Clerk asked Council to consider, in accordance with the provisions of the Standing Orders By-Laws, dispensing with advertising for a replacement City Librarian.

He sought Council approval to appoint Ms Nerida Clifford, currently Deputy City Librarian, to the position of City Librarian.

Mrs Ryding supported this promotion and confirmed that Ms Clifford is extremely well qualified for the position.

MOVED Cr Edwardes, **SECONDED** Cr Carstairs that, in accordance with the provisions of its Standing Orders By-laws, Council dispenses with advertising for the position of City Librarian and promotes Ms Nerida Clifford, currently Deputy City Librarian, to that position effective from 30 November 1991, under the existing terms and conditions for the position. **CARRIED**

F91113 COMMUNITY SERVICES COMMITTEE

MOVED Cr Carstairs, **SECONDED** Cr Freame that the Report of the Community Services Committee Meeting held on 11 November 1991 be received.

CARRIED

ATTENDANCES

Councillors:	F D FREAME - Chairman	South-West Ward
	W H MARWICK - Mayor	Central Ward
	H M WATERS - deputising for Cr Davies	
	from 5.45 pm to 7.30 pm	North Ward
	A M CARSTAIRS - to 7.20 pm	Central Ward
	B J MOLONEY	

South Ward

A V DAMMERS - Observer, deputising
for Cr Carstairs from
7.20 pm Central Ward

N RUNDLE - Observer	South-West Ward
G A MAJOR - Observer	South-West Ward
R F JOHNSON - Observer	South-West Ward

Deputy Town Clerk:	A ROBSON
City Environmental Health Manager:	G A FLORANCE

City Recreation and Cultural Services Manager:	R BANHAM
---	----------

Security Administrator:	T TREWIN
City Librarian:	J RYDING
Co-ordinator Welfare:	P STUART
City Parks Manager:	F GRIFFIN
Minute Clerk:	V GOFF

APOLOGY

An apology for absence was tendered by Cr Davies; Cr Waters deputised.

CONFIRMATION OF MINUTES

The Minutes of Community Services Committee Meeting held on 7 October 1991, were confirmed as a true and correct record.

PETITIONS AND DEPUTATIONS

Nil

DECLARATIONS OF PECUNIARY INTEREST

Nil

MEETING TIMES

Commenced:	5.31 pm
Closed:	7.41 pm

F41101 FOOD COMPLAINT - SAMPLE NO 33586 - [30/3477]

The City Environmental Health Manager reports on an incident involving the sale of adulterated food, namely a meat pie which contained two waterproof plasters, and seeks Council approval to instigate legal proceedings against the manufacturer, in accordance with the provisions of the Health Act.

MOVED Cr Freame, **SECONDED** Cr Rundle that, in accordance with the provisions of the Health Act 1911 (as amended), Council instigates legal proceedings against Central Bovell's Pty Ltd trading as Carrington Bakeries, c/o Somes and Cooke, 1st Floor, 1304 Hay Street, West Perth, in respect of sample number 33586.

CARRIED

F41102 SUBSTANDARD FOOD - SAMPLE NO 33609 - [30/423-12]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT F41102

The City Environmental Health Manager reports on an incident involving the sale of adulterated food, namely low fat mince meat which contained the preservative sulphur dioxide, and seeks Council approval to instigate legal proceedings against the retailer, in accordance with the provisions of the Health Act.

MOVED Cr Freame, **SECONDED** Cr Rundle that, in accordance with the provisions of the Health Act 1911 (as amended), Council instigates legal proceedings against Franlori Pty Ltd, 1 Abney Place, Trigg, trading as Cheapfoods Supermarket, Wanneroo, in respect of sample number 33609. **CARRIED**

F41103 **TRADING IN PUBLIC PLACES - [930-19-14]**

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT F41103

The City Environmental Health Manager reports on an incident whereby a licensed trader was found to be trading within the road reserve of Wanneroo Road at the junction with Clarkson Avenue, Wanneroo, contrary to the licence conditions and Council policy.

He seeks Council approval to instigate legal proceedings against the trader, as previous verbal and written warnings to the offender have been largely ignored.

MOVED Cr Freame, **SECONDED** Cr Rundle that, in accordance with the provisions of its By-laws, Council instigates legal proceedings against Mrs Anna Ferro, 56 Burt Street, North Perth for contravening Council's By-laws Relating to Trading in Public Places.

CARRIED

F41104 **OFFENSIVE TRADE APPLICATION - FISH SHOP - [30/215-67]**

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT F41104

The City Environmental Health Manager reports on an application from Richard Stevens to establish an offensive trade "fish shop" at Unit 67 Warwick Grove Shopping Centre, Warwick.

In accordance with the requirements of the Model Health By-laws Series 'A', advertisements have been placed in "The West Australian" and to date no objection has been received.

MOVED Cr Freame, **SECONDED** Cr Rundle that Council approves the establishment of an offensive trade (fish shop) at Unit 67 Warwick Grove Shopping Centre, Warwick, subject to the premises complying in all respects with the provisions of the Health Act, By-laws and Regulations made thereunder.

CARRIED

F41105 **AMENDMENT TO BY-LAWS RELATING TO STALLHOLDERS - [920-12]**

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT F41105

The City Environmental Health Manager reports on anomalies to Council's By-laws Relating to Stallholders which have been revealed during dialogue with the Local Government Department.

The amendments proposed are purely technical corrections relating to inclusion of Fees and Penalties in both the By-laws and the Schedule.

MOVED Cr Freame, **SECONDED** Cr Rundle that Council:

- 1 adopts the amendment to its By-laws Relating to Stallholders as outlined on Attachment 1 to Report F41105;
- 2 authorises affixation of the Common Seal to, and endorses the signing of, the amending documents;

3 authorises administrative action in accordance with the provisions of Section 190 of the Local Government Act 1960 to have the proposed amendment promulgated. **CARRIED**

Appendix I refers

F41106 HEALTH BY-LAWS SERIES 'A' - [920-13, 920-12]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT F41106

In August (Item F40805) the City Environmental Health Manager reported a lengthy delay in the assessment of Council's Health By-laws and it was resolved that the Minister for Health be requested to expedite processing of the by-laws, which had originally been submitted to the Health Department in September 1989.

Minor amendments have been highlighted by Health Department representatives and the City Environmental Health Manager advises that the By-laws will now be resubmitted early in 1992.

MOVED Cr Freame, **SECONDED** Cr Rundle that CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT F41106 be received. **CARRIED**

F41107 MICROWAVE OVEN TESTING - [241-2]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT F41107

In August (Item F40807) Council resolved to defer consideration of a proposal to implement domestic microwave oven testing, subject to the submission of further information on the cost of such a service and an appropriate fee to be charged.

The City Environmental Health Manager reports on the availability of testing equipment from the Radiological Branch of the Health Department of Western Australia and the labour costs involved in trained Health Surveyors providing the service.

He suggests a three month trial be undertaken to assess the scale to which such a service would be utilised and the ultimate cost to Council.

MOVED Cr Freame, **SECONDED** Cr Rundle that:

1 Council undertakes a three month trial of testing of domestic microwave ovens, and imposes a charge of \$10.00 per test;

2 a report be submitted to Community Services Committee on the outcome of the trial. **CARRIED**

F41108 LOCAL HEALTH AUTHORITIES ANALYTICAL COMMITTEE ANNUAL REPORT 1990/91
- [851-1]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT F41108

The City Environmental Health Manager reports on the Local Health Authorities Analytical Committee Report for the 1990/91 financial year.

A fundamental statutory responsibility of all local health authorities is to ensure that foods consumed by residents of their district are both safe and of an approved standard. This Report confirms that the City of Wanneroo is the third largest contributor to the food sampling programme in terms of units allocated and used.

A total of 514 samples were submitted for analysis of which 125 (24%) were below the regulated standards. This resulted in a total of 56 warnings being issued, with 13 prosecutions being instigated. Only 4 prosecutions related to chemical additives, whereas the remaining 9 pertained for foreign matter. These 69 actions referred to, when compared to the 125 substandard samples, incorporate multi samples procured from single premises resulting in some proprietors receiving adverse analyses on a range of several products.

Statutory contributions by each local authority are based on population. Standard costing of analysis is divided into the contribution to allocate a minimum number of "units" to each. Invariably each year the major Councils exceed their unit entitlements. For instance, during 1990/91 the City of Wanneroo had 2,445 entitled units and actually had 4,550 units analysed. The total cost of this sampling was \$25,821.00, for which funds were budgeted.

MOVED Cr Freame, **SECONDED** Cr Rundle that CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT F41108 be received. **CARRIED**

F41109 WELFARE SERVICES ANNUAL REPORT - [880-1]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT F41109

The City Environmental Health Manager reports on the major activities of the Welfare Services for the 1990/91 year encompassing Services for Aged and Disabled, Children's Services and Financial Counselling.

He advises that there has been a 32% increase in the operating costs of the Welfare Service with Senior Citizens' Centres and general administration incurring the biggest cost.

He gives details of the progress of three new programmes, namely, Community Options, Respite Care and Occasional Care which have received funding from the Home and Community Care Programme, the Lotteries Commission and the Department for Community Services.

Due to the recession the Financial Counselling Service has provided assistance to many people in difficulty. A low cost food centre is planned to be established in Heathridge. The introduction of the Consumer Credit Legal Service has provided essential support to the Financial Counselling Service.

MOVED Cr Freame, **SECONDED** Cr Rundle that CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT F41109 be received. **CARRIED**

The Security Administrator reports on the number of dogs impounded, those claimed or sold and those unclaimed and destroyed at Council's expense.

He advises that Council makes an annual donation to the Ruby Benjamin Animal Sterilisation Foundation and advertises in the local press highlighting dog owners' responsibilities.

MOVED Cr Freame, **SECONDED** Cr Rundle that SECURITY ADMINISTRATOR'S REPORT F41112 be received. **CARRIED**

F41113 **ANNUAL REPORT - CITY OF WANNEROO PUBLIC LIBRARIES AND INFORMATION SERVICES 1990/91 - [201-4, 240-0]**

CITY LIBRARIAN'S REPORT F41113

The City Librarian reports on the operations of the City's Libraries for the period 1 July 1990 to 30 June 1991.

In the thirty years since the first public library opened in Wanneroo, the service has become one of the largest and busiest public library systems in the State.

Book loans exceeded the 1.51 million mark during the financial year and 83,848 residents used the service. The City Librarian considers the highlight of the year to be the construction of the new Woodvale Library.

MOVED Cr Freame, **SECONDED** Cr Rundle that CITY LIBRARIAN'S REPORT F41113 be received. **CARRIED**

F41114 **LEETON SHIRE COUNCIL SEEKING ACTION TO RESTRICT JUVENILE ACCESS TO UNSUITABLE VIDEOS AND ADULT TV PREVIEWS - [205-1]**

DEPUTY TOWN CLERK'S REPORT F41114

In October (Item F11034) Council sought a report on ways in which it could assist Leeton Shire Council in restricting juvenile access to unsuitable videos and adult television previews.

The Deputy Town Clerk reports that Council is empowered by its Town Planning Scheme No 1 to control "Restricted Premises" and thus prevent the distribution of pornographic and violent material.

The Australian Broadcasting Tribunal has received a 216% increase in complaints about programme classification and a 347% increase in complaints about programme promotions.

An Inquiry into Television Programme Standard (TPS) 12 has been undertaken by the Australian Broadcasting Tribunal and submissions close on 20 December 1991.

The most appropriate action for Council to take would be to express its support for the review of the Television Programme Standard 12.

MOVED Cr Freame, **SECONDED** Cr Rundle that Council:

- 1 advises the Australian Broadcasting Tribunal that it supports the conduct of the "Inquiry into Television Program Standard 12 - Promotions for Programs" to determine whether it adequately reflects current community attitudes to the promotion of programs on television;
- 2 advises the Leeton Shire Council of such action and commends it on its endeavours. **CARRIED**

F41115 RECREATION DEPARTMENT MONTHLY REPORT FOR OCTOBER 1991 - [201-6]

CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT F41115

The City Recreation and Cultural Services Manager outlines the major activities of the Recreation Department for the month of October.

He advises that After School Care Centres were involved in Children's Week and also took part in a Joondalup City Community Arts Project.

The City of Wanneroo participated in Senior Citizens Week festivities held at Forrest Chase and staff members manned an information booth on recreational services and facilities provided by the City of Wanneroo for Senior Citizens.

An innovative indoor soccer competition has been established at Wanneroo Recreation Centre. This activity has proved so popular that demand has clearly outstripped available time slots.

Vacation and In Term Swimming lessons conducted by the Ministry of Education at Aquamotion and Wanneroo Water World have proved very successful.

Ministry swimming co-ordinators are liaising with schools in an effort to evenly distribute school children between Wanneroo Water World and Aquamotion.

Wanneroo Water World's Triathlon Training Programme has proved very successful and sessions have been extended to three times a week.

MOVED Cr Freame, **SECONDED** Cr Rundle that CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT F41115 be received. **CARRIED**

F41115A STORAGE OF SWIMMERS' PERSONAL EFFECTS WHILE ATTENDING THE CITY'S PUBLIC SWIMMING POOLS - [680-1, 690-1]

MOVED Cr Freame, **SECONDED** Cr Rundle that a report be submitted to Community Services Committee on the cost and feasibility of providing secure storage for clients' personal effects while attending the City's public swimming pools.**CARRIED**

F41116 MATTERS ARISING FROM MANAGEMENT AND ADVISORY COMMITTEES - [264-3]

CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT F41116

The City Recreation and Cultural Services Manager reports on matters arising from recent meetings of the Ocean Ridge, Wanneroo and Quinns Rocks Management Committees and the Perry's Paddock and Historical Sites Advisory Committees.

MOVED Cr Freame, **SECONDED** Cr Rundle that Council:

- 1 endorses the appointment of Mrs I Lynn to the Wanneroo Recreation Management Committee, and Mrs M McCaughey to the Quinns Rocks Recreation Management Committee;
- 2 accepts the resignations of Mrs M Forbes from the Ocean Ridge Recreation Management Committee and Mrs A Williams from the Quinns Rocks Management Committee;
- 3 advises Mr V Garmson that:
- (a) the proposal for a tavern, restaurant, miniature village, arts and crafts development as presented to the Perry's Paddock Advisory Committee is considered to be incompatible with the Wanneroo Historical theme of the Perry's Paddock Historical Village concept, notwithstanding the proposed modifications to the original proposal to change it from an English to an Australian theme;
 - (b) it is however, interested in the general idea of assisting the development of the Perry's Paddock Historical Village project through private sector commercial involvement, and that it might be possible for the applicant's proposal to be further modified to make it compatible with the Wanneroo Historical theme for the Perry's Paddock project;
 - (c) he may wish to consider engaging a consultant to investigate the feasibility of making the modifications referred to in (ii) above, noting that a basic guideline is that all major buildings proposed must be based upon buildings proposed for inclusion in the Perry's Paddock Historical Village by the Kidd and Povey report on the project;
 - (d) the Committee would look forward to receiving and considering a further modified proposal, however the applicant should not construe this advice as in any way committing the Council to the applicant's involvement in the Perry's Paddock project;
 - (e) Mr Bob Brittain be informed of the above resolution and the possibility that Council, in due course, might wish to engage him to provide advice upon any further modified proposal which Mr Garmson might submit;
- 4 merges Perry's Paddock Advisory Committee with the Historical Sites Advisory Committee and operates the combined group under the title of Historical Sites Advisory Committee;
- 5 amends the Terms of Reference for the Historical Sites Advisory Committee to include all members of Perry's Paddock Advisory Committee. **CARRIED**

F41117 **APPOINTMENT OF MANAGEMENT COMMITTEES - [264-3]**

CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT F41117

In accordance with the provisions of Section 181 of the Local Government Act, the City Recreation and Cultural Services Manager submits the names of members of Recreation Management Committees for appointment by Council.

MOVED Cr Freame, **SECONDED** Cr Rundle that Council appoints:

1 the following as members of the Sorrento/Duncraig Recreation Management Committee for 1991/92;

Mrs J Lawson
Mr J Lyons
Mr M Cavanagh
Mrs L Beal
Mr H Baker
Mr H Bouckley
Mrs R Crehan
Mr T Cruse
Mr J Laird
Mr R Lawson
Mr P Loughlin
Mr R Mildenhall
Mr G Moore
Mrs C Thompson

2 the following as members of the Girrawheen/Koondoola Recreation Management Committee for 1991/92;

Mr M Gilmore
Mr I MacLean
Mrs C Garlick
Mr K Acton
Mrs K Frost
Mr N Blackberry
Mr J Lavers
Mr T Hanley
Mr A Bartlett
Mr K Burgess
Mr R Byrnes
Mr R Howell
Mr B Barnard
Mrs A Garlick
Mr M Barrett

CARRIED

F41118 **COMMERCIAL USE OF RECREATION FACILITIES - [260-0]**

CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT F41118

A new schedule of hire charges for indoor recreation facilities has recently been implemented. At the same time it was resolved that commercial operators using subsidised facilities should be charged 100% in excess of community rates.

The City Recreation and Cultural Services Manager reports on incidents where commercial operators have disguised their operations to take advantage of community rates.

He seeks Council approval to be allowed to subjectively assess whether an operator is a commercial or community concern.

MOVED Cr Freame, **SECONDED** Cr Rundle that Council delegates authority to the City Recreation and Cultural Services Manager to determine the community/commercial status of operations utilising recreation facilities within the City of Wanneroo. **CARRIED**

F41119 PETITION OPPOSING THE INTRODUCTION OF USER PAYS SYSTEM FOR RECREATION FACILITIES IN THE CITY OF WANNEROO - [260-4]

CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT F41119

In October (Item F11035) Council resolved that a report be submitted to Community Services Committee on alternative methods of funding the operations of recreation facilities.

This request related to a 130-signature petition opposing the introduction of a user pays system for recreation facilities in the City of Wanneroo.

The City Recreation and Cultural Services Manager reports on existing financial arrangements for the management of recreation facilities and advises that while Council continues to manage its recreation facilities on a community rather than an entrepreneurial basis, a deficit will result.

MOVED Cr Freame, **SECONDED** Cr Rundle that Council:

- 1 advises the petitioners that there has been no change in the free use for juniors and senior citizens policy, and replies to each of their questions in the manner outlined in Report F41119;
- 2 deals with all free and reduced costs usage of recreation facilities under the existing recreation donations and waiver of hire charge administrative procedure. **CARRIED**

Appendix II refers

F41120 PERRY'S PADDOCK PICNIC DAY - [057-4]

CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT F41120

In September (Item F40912) Council resolved that a report be submitted to Community Services Committee on a suitable date for a "Back to Perry's Paddock Picnic Day".

The City Recreation and Cultural Services Manager gives details of the estimated costs of providing suitable facilities and equipment for the event

and suggests that the first Sunday of Children's Week in October 1992 would be the most suitable.

He also suggests that a submission be made to the WA Health Promotion Foundation for financial support for this event.

MOVED Cr Freame, **SECONDED** Cr Rundle that:

1 Council:

- (a) holds a "Back to Perry's Paddock Picnic Day" on the Sunday at the conclusion of Children's Week in October 1992, as a grand finale to that week, with the format to include "bring your own lunch", foot races, pony rides, bush band and displays of Yellagonga Regional Park and Perry's Paddock Historical Village;
- (b) makes an application for funding from the WA Health Promotion Foundation;
- (c) should no funds be forthcoming from that source lists for consideration in the draft 1992/93 Budget, funds of \$6,700 to hold the picnic;
- (d) invites local service organisations to assist with the conduct of the races;

2 a report be submitted to Community Services Committee on the feasibility of including amateur Bush Horse Races as part of the Picnic Day activities. **CARRIED**

F41121 CATALOGUE OF HISTORICAL ARTEFACTS - [308-4]

CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT F41121

The Historical Sites Advisory Committee resolved that a report be submitted on the feasibility of engaging the services of Westrek Community Projects to develop a catalogue of all historical artefacts in the City's museums.

Council has acquired a large number of historical artefacts which have not yet been catalogued.

Westrek aims to provide new work and life experiences for unemployed young people and others, referred by the Department for Community Services because they are considered to be "at risk" of becoming offenders.

Enquiries have been made with the Programme Co-ordinator of Westrek who does not believe that this project is appropriate for his organisation to undertake.

The City Recreation and Cultural Services Manager circulated the guidelines for Westrek projects to other Council departments for their information.

MOVED Cr Freame, **SECONDED** Cr Rundle that Council informs the Historical Sites Advisory Committee that the Westrek Programme Co-ordinator considers the cataloguing of Council's historical artefacts is not an appropriate project for Westrek funding.

CARRIED

F41121A CATALOGUE OF HISTORICAL ARTEFACTS - [308-4, 050-0]

MOVED Cr Freame, **SECONDED** Cr Rundle that a report be submitted to Community Services Committee on the estimated cost of cataloguing all historical artefacts held by Council. **CARRIED**

F41122 SCULPTURE IN SEARSON PARK - [429-1-4, 310-1-1]

CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT F41122

During the week leading up to National Arts Week, a survey was conducted to gauge local residents' opinions and reactions to the sculpture in Searson Park, Wanneroo (Items E41214 and F41019).

The City Recreation and Cultural Services Manager reports on the responses of the sixty-six people surveyed which indicated that the pilot arts project was a resounding success and warrants further investigation on the issue of sculptures in public spaces in the future.

MOVED Cr Freame, **SECONDED** Cr Rundle that a report be submitted to Community Services Committee detailing:

- 1 the options available for displaying sculptures in public spaces in the City of Wanneroo;
- 2 the costs of insuring sculptures in public spaces against theft and/or damage. **CARRIED**

F41123 OUTCOMES - CITY OF WANNEROO YOUTH FORUMS - [485-2]

CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT F41123

In September (Item F40921) Council resolved that a report be submitted to Community Services Committee on the issues discussed at the Youth Forums conducted on 7 and 20 August 1991.

The City Recreation and Cultural Services Manager has summarised the general concerns arising from the service providers forum.

At the last meeting of the Youth Advisory Committee it was resolved that a comprehensive youth policy can best be established by considering one issue at a time and developing strategies for endorsement by Council.

A draft health policy has now been presented to the Committee for comment.

MOVED Cr Freame, **SECONDED** Cr Rundle that CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT F41123 be received. **CARRIED**

F41124 'SPIRIT OF JOONDALUP' - YOUTH ACTION TEAM - [485-2]

CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT F41124

Joondalup Development Corporation invited the Council to participate in the 'Spirit of Joondalup' Christmas Celebrations to be held at Neil Hawkins Park on 6, 7 and 8 December 1991.

The purpose of the celebration is to promote local community resources and to gather together people in the local community to share in a common event.

The City Recreation and Cultural Services Manager advises that local young people have been invited to assist in the setting up and running of the event. A group entitled "Youth Action Team" has already held its first meeting and will be encouraged and assisted by the Youth Services Co-ordinator.

MOVED Cr Freame, **SECONDED** Cr Rundle that CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT F41124 be received. **CARRIED**

F41125 **COMMUNITY SPORTING AND RECREATION FACILITIES FUND - [011-3]**

CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT F41125

The Minister for Sport and Recreation has advised that the State Government has approved the allocation of \$15m to the Community Sporting and Recreation Facilities Fund on a triennium basis.

The City Recreation and Cultural Services Manager advises that a three year allocation will enable Councils to better plan and budget for forthcoming financial years and suggests that Council prioritise applications before forwarding them to the Ministry.

MOVED Cr Freame, **SECONDED** Cr Rundle that CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT F41125 be received. **CARRIED**

F41126 **CHANGES TO FUNDING FOR AFTER SCHOOL CARE CENTRES - [012-5]**

CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT F41126

The City Recreation and Cultural Services Manager reports on changes to operational grants and fee relief for child care services as from 1 January 1992 announced in the Commonwealth Budget 1991/92.

He advises that it will be necessary to reassess child care services' budgets on the basis of these changes.

MOVED Cr Freame, **SECONDED** Cr Rundle that:

- 1 consideration of changes to the Federal Government's operational grants and fee relief for child care be deferred;
- 2 a further report be submitted to Community Services Committee on the cost and ramifications of these changes.

CARRIED

F41127 **CAROLS BY CANDLELIGHT 1991 - [429-1-2]**

CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT F41127

In October (Item F41025) Council resolved to investigate the possibility of Council hosting a "Carols by Candlelight" concert at the Wanneroo Showgrounds and invite the City's choirs and musicians to participate.

The City Recreation and Cultural Services Manager reports that a number of Carols by Candlelight concerts are organised annually by various community groups and recreation associations, and this year the Joondalup Development Corporation is planning to incorporate a 'Bush Christmas' in its 'Spirit of Joondalup' celebrations.

He suggests that in order to adequately plan such a function involving many community groups and businesses it would be preferable to determine the feasibility of organising the event for Christmas 1992.

MOVED Cr Freame, **SECONDED** Cr Rundle that Council approaches the Recreation Associations to determine the feasibility of organising a combined 'Carols by Candlelight' concert in 1992.

CARRIED

F41128 **ESTABLISHMENT OF CROQUET FACILITY - [335-3, 430-9]**

CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT F41128

In August (Item F40819) Council resolved to investigate whether any local bowling clubs would be interested in incorporating a croquet facility with their bowling operations.

The City Recreation and Cultural Services Manager has contacted four bowling clubs who although expressing interest, have decided that the cost of establishing and maintaining such a facility is not justified at this time.

MOVED Cr Freame, **SECONDED** Cr Rundle that Council takes no further action in establishing a croquet facility in the City of Wanneroo at this time.

CARRIED

F41129 **SAILBOARDING EVENT AT HILLARYS MARINA - [470-1]**

CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT F41129

The West Australian Boardsailing Association intends to conduct the State Slalom Titles (Boardsailing) and the State Finboard Titles from the beach area north of Hillarys Boat Harbour on 7 and 8 December 1991 and 1 March 1992.

The City Recreation and Cultural Services Manager gives details of the events and suggests approval be given, subject to certain conditions relating to the care of the beach and dune area.

MOVED Cr Freame, **SECONDED** Cr Rundle that CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT F41129 be received. **CARRIED**

F41130 **SECURITY/FIRE DEPARTMENT'S ACTIVITIES FROM 1 JULY 1991 TO 30 SEPTEMBER 1991 - [905-1]**

SECURITY ADMINISTRATOR'S REPORT F41130

The Security Administrator gives details of the major activities of the Security and Fire Department for the period 1 July 1991 to 30 September 1991.

MOVED Cr Freame, **SECONDED** Cr Rundle that SECURITY ADMINISTRATOR'S REPORT F41130 be received. **CARRIED**

F41131 **PETITION CONCERNING VANDALISM IN THE CARINE GLADES AREA - [061-188]**

SECURITY ADMINISTRATOR'S REPORT F41131

Local residents have petitioned the Community Policing Officer at Warwick concerning vandalism to Juniper Reserve and Davallia Primary School, Duncraig. The local Member of Parliament has forwarded this petition to Council for appropriate action.

The Security Administrator reports on measures that have been taken to address the problems which are occurring at various locations in the City of Wanneroo.

The City Engineering Department is reviewing traffic volumes and speeds in the area and a report will be submitted when this study is complete.

MOVED Cr Freame, **SECONDED** Cr Rundle that SECURITY ADMINISTRATOR'S REPORT F41131 be received. **CARRIED**

F41132 **GOLF PRACTICE AREA - BANYANDAH PARK, WANNEROO - [061-24, 745-2, 454-1]**

CITY PARKS MANAGER'S REPORT F41132

In October (Item F41023) Council resolved that a report be submitted to Community Services Committee on the incidence and potential danger of golfers practising on Banyandah Park, Wanneroo.

In November 1989 Council approved the establishment of a golf practice area on a six month trial basis. However, since 5 signs were installed and the practice area established, the trial period has been overlooked.

The City Parks Manager reports that the number of complaints have been minimal and the area set aside for golf practice is ideal, provided players completely obey the conditions on the signs.

MOVED Cr Freame, **SECONDED** Cr Rundle that Council withdraws its approval for use of the southern area of Banyandah Park, Wanneroo for golf practice, due to the golfers not obeying the signs, resulting in complaints from local residents. **CARRIED**

F41133 TRADING IN PUBLIC PLACES - APPLICATION FROM SANTA PINES - [930-19]

The City Environmental Health Manager reports on an application from Santa Pines of Millendon to sell Christmas Trees in Banks Avenue, Hillarys, in December 1991.

In accordance with delegated authority, the application was approved and the applicant advised of the required licence fee. The Proprietor of the business objected to the \$500 licence fee, which had been set by Council after lengthy deliberations, and requested consideration as a "community organisation".

The City Environmental Health Manager sets out the Local Government Act definition of community organisation and the provisions of Section 244 of the Act.

MOVED Cr Freame, **SECONDED** Cr Rundle that CITY ENVIRONMENTAL HEALTH MANAGER'S memorandum be received. **CARRIED**

F41134 DISPLAY OF CITY OF WANNEROO FLAG AT CITIZENSHIP CEREMONIES - [703-1]

MOVED Cr Freame, **SECONDED** Cr Rundle that Council displays the City of Wanneroo flag in addition to the Australian and West Australian flags at all future Citizenship Ceremonies. **CARRIED**

F41135 COMMUNITY PURPOSE BUILDING - CNR MARMION AVENUE AND OCEAN REEF ROAD, HEATHRIDGE - [510-2, 510-1288]

MOVED Cr Freame, **SECONDED** Cr Rundle that a report be submitted to Community Services Committee on:

- 1 the possible construction of a multi-purpose/senior citizens building on the community purpose site on the corner of Marmion Avenue and Ocean Reef Road;
- 2 the feasibility of seeking financial assistance from the Home and Community Care and Community Sporting and Recreation Facilities Fund for this project. **CARRIED**

F41136 ABORIGINAL AND TORRES STRAIT COMMUNITY COUNCIL ANNUAL MEETING - [301-3]

Cr Waters requested that Council hosts the next annual meeting of the Aboriginal and Torres Strait Community Council.

MOVED Cr Freame, **SECONDED** Cr Rundle that a report be submitted to Community Services Committee on the possibility of hosting the annual meeting of Aboriginal and Torres Strait Community Council in 1992.

CARRIED

F41137 **TOURIST INFORMATION BOARD, WANNEROO ROAD, NEERABUP - [509-0-1, 510-3000]**

Cr Waters requested that a tourist information board be erected on the road reserve on Wanneroo Road, Neerabup.

MOVED Cr Freame, **SECONDED** Cr Rundle that a report be submitted to Technical Services Committee on the feasibility of erecting a tourist information board on the road reserve on Wanneroo Road, Neerabup.

CARRIED

WARNING SIGNS - TURTLES CROSSING - BANYANDAH PARK, WANNEROO - [509-0-1, 061-24]

Cr Carstairs requested that additional signs warning motorists of "Turtles Crossing" be installed on Banyandah Boulevard. The Security Administrator advised that this would be done.

QUINNS ROCKS SENIOR CITIZENS' FACILITIES - [340-5]

Cr Waters requested a statistical report on the number of senior citizens in Quinns Rocks and environs.

The Co-ordinator Welfare Services advised that a report was being prepared on the needs of the ageing population in the Quinns Rocks, Yanchepe and Two Rocks districts.

PARKING ON VERGES AT PERCY DOYLE RESERVE, WARWICK AND MACDONALD RESERVE, PADBURY - [910-2, 061-285, 061-231]

Cr Major requested that the Security Department investigate the continued parking of vehicles on verges adjacent to Percy Doyle Reserve and MacDonald Reserve on Saturday mornings when active sports are being played.

The Security Administrator advised that this would be carried out.

RETIREMENT OF CITY LIBRARIAN - [PERSONAL]

The Chairman expressed the appreciation of the members of the Community Services Committee to the City Librarian for her dedicated service to the community and the Council of the City of Wanneroo. She wished her every success in whatever venture she should seek to engage in the future.

F91114 TOWN PLANNING COMMITTEE

MOVED Cr Dammers, **SECONDED** Cr Carstairs that the Report of the Town Planning Committee Meeting, held on 13 November 1991 be received.

CARRIED

ATTENDANCES

Councillors:	A V DAMMERS - Chairman	Central Ward
	W H MARWICK - Mayor	Central Ward
	H M WATERS - deputising for Cr Davies, from 5.41 pm to 7.49 pm	North Ward
	P NOSOW - from 6.03 pm	South Ward
	N RUNDLE	South-West Ward
	A M CARSTAIRS - Observer, from 5.41 pm	Central Ward
	W S SMITH - Observer, from 7.46 pm to 10.43 pm	South Ward
	G A MAJOR - Observer, to 10.40 pm	South-West Ward
	F D FREAME - Observer, from 5.42 pm	South-West Ward
	R F JOHNSON - Observer, from 5.56 pm to 10.30 pm	South-West Ward
Town Clerk:	R F COFFEY	
City Planner:	O G DRESCHER	
Committee Clerk:	M THURSTON	
Minute Clerk:	D GOWER	

APOLOGIES

An apology for absence was tendered by Cr Davies; an apology for late attendance was tendered by his Deputy, Cr Waters.

CONFIRMATION OF MINUTES

The Minutes of Town Planning Committee Meeting, held on 9 October 1991, were confirmed as a true and correct record.

PETITIONS AND DEPUTATIONS

1 PROPOSED REZONING PT RESERVE 25746 GIBSON AVENUE, PADBURY - [790-597]

Mr A Van Den Dries and Mr F Bryant of BSD Consultants addressed the Committee in relation to the proposed rezoning of Pt Reserve 25746 Gibson Avenue, Padbury - Item F21114 refers.

BSD Consultants plan to lease an area of 8,700m² of the Pinnaroo Valley Memorial Park from the Metropolitan Cemetery Board. Mr Van Den Dries outlined the proposal for a service station and local centre development of 1030m² retail gla comprising a fast food outlet, growers market, super deli and a nursery. In terms of the land tenure, Mr Van Den Dries explained that the Metropolitan Cemetery Board will still retain control of the land. The revenue raised from the lease will assist with further development of the cemetery.

Mr F Bryant, Engineering Director of BSD Consultants, addressed the Committee in relation to the proposed development. He stated that they had carried out a very detailed assessment of the area which indicated that the centre's

trading would be about 91% of that enjoyed in the metropolitan area, which would not have a detrimental impact on other centres in the vicinity. There are plans for extensive tree planting and landscaping to create a buffer zone between the site and residential areas. The subject area has good sight distances on Gibson Road, and as there is no residential access to the road, the flow of traffic will not be affected by traffic to and from the commercial area.

Following questions from Councillors, the Chairman thanked the deputation for addressing the Committee and advised that the matter would be considered later in the meeting. A recommendation would be formulated for consideration at the Council meeting later this month.

2 HOME OCCUPATIONS - [702-1, 770-13, 780-2]

Mr Ray Foster of Wanneroo Chamber of Commerce and Mr Alan Green of Joondalup Business Association, addressed the Committee in relation to the effects of Home Occupations on their members' businesses.

Mr Foster reported on the problems facing his own business in particular, and industry in general, due to unfair competition from similar businesses operating from homes. The main factors causing the problems are the cost of overheads, commercial rates and rentals not experienced by home occupations.

Mr Green advised that there does need to be some home occupations, but that Council needs to monitor the approvals given very carefully. He suggested that once a home occupation starts to expand, perhaps Council should seek to relocate these businesses in an industrial area.

The Chairman suggested that Wanneroo Chamber of Commerce and Joondalup Business Association submit a report on the types of home occupations considered by them to be acceptable or unacceptable and the problems associated with each. This could then be considered by Council in formulating a policy for home occupations.

DECLARATIONS OF PECUNIARY INTEREST

Nil.

MEETING TIMES:

Commenced: 5.34 pm
Closed: 11.04 pm

F21101 DEVELOPMENT ASSESSMENT UNIT - OCTOBER 1991 - [290-1]

CITY PLANNER'S REPORT F21101

The City Planner submits a resumé of the development applications processed by the Development Assessment Unit during October 1991.

MOVED Cr Carstairs, **SECONDED** Cr Dammers that Council endorses the action taken by the Development Assessment Unit in relation to the applications described in Report F21101. **CARRIED**

Appendix III refers

F21102 DEVELOPMENT ENQUIRIES - [290-0]

CITY PLANNER'S REPORT F21102

The City Planner provides a list of enquiries received during October 1991 and where possible, indicates the area suggested by the enquirer to be the preferred location for such development.

He also provides a resumé of the advice given by the Department.

MOVED Cr Carstairs, **SECONDED** Cr Dammers that CITY PLANNER'S REPORT F21102 be received. **CARRIED**

F21103 CARRAMAR GOLF COURSE - [622-0]

CITY PLANNER'S REPORT F21103

The City Planner provides the background information on the development of the Carramar Golf Course, subsequent to Council's resolution F20503 to seek reports and surveys of the subject area, prior to commencement of development.

He gives details of the Environmental Protection Authority decision that the area in question is not recognised by the Authority as having regional significance and is not subject to System 6 recommendation. The Environmental Protection Authority considers that the other environmental issues can be adequately managed by Council, with advice from Environmental Protection Authority, Department of Conservation and Land Management and environmental consultants. These issues include:

- maximising the amount of bushland retained between fairways and greens;
- managing the watering and nutrient application to retain native vegetation and to minimise contamination of the groundwater;
- buffering nearby residential areas;
- managing day to day operations so as to maximise the survival opportunities for the Black Gloved Wallaby;
- identifying and protecting rare and endangered flora.

The Department of Planning and Urban Development has issued an "Approval to Commence Development" subject to the 4 ha neighbourhood recreation area in the north west of the proposed area being vested in the Crown as "Reserve for Recreation" to serve the recreation needs of the residents of Carramar Park,

and the initiation of closure proceedings for the unconstructed road reserve abutting the southern boundary of Lot 11.

The City Planner gives details of requests made to the CSIRO and University of Western Australia Centre for Water Research relating to the effects of the golf course on the groundwater system. University of Western Australia advised that they did not have anyone suitable to provide assistance and CSIRO reported that it would be in a position to carry out a desk top study at a cost of \$12,000 to \$14,000.

Details are also given of the timing delay involved in finalisation of the proposed MRS amendment to rezone to Urban the Yatala Nominees, Homeswest and R&I land. The City Planner reports that as Council has supported urbanisation of the Yatala land, subject to Special Residential lots being provided abutting Carramar Park and Lake Adams Special Rural Zones, and as the Minister for Planning has endorsed the recommendations of the East Wanneroo Major Roads Working Group, Council may wish to consider proceeding with the golf course at an earlier time.

In accordance with the May resolution, Ecoscape Environmental Consultants and Landscape Ecologists were engaged to carry out a biological survey of the subject area. The survey report concludes:

"The two development options for the site, ie recreation facility (eg Kingsway type sporting complex) and the golf course will have an inevitable impact on the biota contained on Lot 11. However, with careful design and management it is possible to minimise the level of impact and retain a significant stand of bushland which could have the dual role of acting as a nature reserve."

The City Planner also gives details of a submission made by the Carramar Park Residents Committee and sets out three outstanding matters which require consideration by Council.

Following a request from Cr Rundle, the City Planner agreed to seek a comment from the National Trust on the submission placed before it in relation to the subject land. He would submit a report on this matter to the November Council meeting.

RECOMMENDATION

That Council:

- 1 rescinds Clause 7 of its resolution F20503, viz:

"that Council defers consideration of establishment of a golf course on Lot 11 Tranquil Drive, Neerabup, pending approval of a plan for the proposed Metropolitan Region Scheme Amendment relating to Neerabup";
- 2 agrees to the Department of Planning and Urban Development's condition of Development Approval concerning the vesting of the neighbourhood recreation area in the north-west corner of the subject area as a Crown "Reserve for Recreation";
- 3 authorises the lodging of a subdivision application to commence the procedure for the effecting of this vesting;
- 4 does not engage the CSIRO to undertake a study of the effects of the golf course on the groundwater system due to the costs involved and the level of relevant expertise and experience already available to this City;

- 5 requests Council's golf course designer for this project, Fairway Design International, to investigate the possibility and desirability of redesign of the golf course in accordance with the Biological Survey's suggestion, that is, to retain larger areas of native bush with a reduced edge to area ratio, subject to a fee arrangement for this work first being determined to the satisfaction of the Town Clerk;
- 6 forwards a copy of the Biological Survey to the Carramar Park Residents Committee and the National Trust of Australia (WA);
- 7 makes copies of the Biological Survey available to the public upon request at a cost which covers production costs;
- 8 proceeds with the development of the Carramar Golf Course, subject to:
- (a) the matter of the redesign of the course pursuant to the Biological Survey's recommendation as described in 5 above being attended to, to the satisfaction of the Town Clerk;
 - (b) finalisation of the agreement between the City and Fairway Design International;
 - (c) finalisation of the agreement and associated lease between the City and Yatala Nominees, providing Council tenure and access to the portion of the golf course located on Yatala Nominees' land;
- 9 authorises affixation of the Common Seal to, and endorses the signing of, the following documents:
- (a) the Deed between Fairway Design International and the City of Wanneroo;
 - (b) the Deed and associated Lease between Yatala Nominees and the City of Wanneroo, providing the City tenure and access to the portion of the golf course location on Yatala Nominees' land.

ADDITIONAL INFORMATION

At this month's meeting of the Town Planning Committee (F21103), Council was advised that a letter had been received from the Carramar Park Residents' Committee, requesting that Council (amongst other things) not make any decision on the development of the proposed Carramar Golf Course area until all studies have been completed, including that of the National Trust of Australia (WA). The Residents Committee had forwarded a copy of a letter from the National Trust, advising that its Landscape and Conservation Committee will be commencing the process of assessing the area for its heritage significance.

It was agreed at the Town Planning Committee meeting that a comment would be sought from the National Trust on the submission placed before it in relation to the subject land.

The National Trust has now provided the following comment:

- 1 The National Trust is currently assessing this site and the matter was discussed at the Landscape Conservation Committee's meeting on 25 November 1991.

- 2 One of the members from the Landscape and Conservation Committee has visited the site, and together with the information supplied by the Council on the biological plants in the area, it was determined that the area does have biological significance and they have decided to proceed with an assessment of the site.
- 3 It is hoped that the assessment will be able to be completed over Christmas and the New Year and be able to be presented at the February meeting of the Landscape and Conservation Committee.
- 4 The Landscape and Conservation Committee has just had its last meeting of the year. The next meeting will be on the fourth Monday in February 1992. If the Committee considers that the site does have heritage significance, it will be passed on to the Council of the National Trust to consider at its March meeting. Council meets on the first Monday of the month.

AMENDMENT MOVED Cr Davies **SECONDED** Cr Waters that Council:

- 1 amends Clause 4 to read:

"engages the CSIRO to undertake a study of the effects of the golf course on the groundwater system";

- 2 adds the following clauses to the resolution:

- 10 locates the golf course perimeter fences so as to provide a buffer zone of at least 7 metres of the existing natural bushland outside the fences; such fence not to enclose the neighbourhood recreation area;
- 11 retains the existing ground cover in all areas where the bushland is to be retained within the golf course;
- 12 does not provide any road or walkway between Carramar Park existing roads and the golf course;
- 13 does not proceed with any development until the outcome of the National Trust evaluation has been provided to and considered by Council, ie March/April 1992.

CARRIED

The **AMENDMENT** thus became the **SUBSTANTIVE MOTION**, viz:

"That Council:

- 1 rescinds Clause 7 of its resolution F20503, viz:

"that Council defers consideration of establishment of a golf course on Lot 11 Tranquil Drive, Neerabup, pending approval of a plan for the proposed Metropolitan Region Scheme Amendment relating to Neerabup";

- 2 agrees to the Department of Planning and Urban Development's condition of Development Approval concerning the vesting of the neighbourhood recreation area in the north-west corner of the subject area as a Crown "Reserve for Recreation";
- 3 authorises the lodging of a subdivision application to commence the procedure for the effecting of this vesting;

4 engages the CSIRO to undertake a study of the effects of the golf course on the groundwater system;

- 5 requests Council's golf course designer for this project, Fairway Design International, to investigate the possibility and desirability of redesign of the golf course in accordance with the Biological Survey's suggestion, that is, to retain larger areas of native bush with a reduced edge to area ratio, subject to a fee arrangement for this work first being determined to the satisfaction of the Town Clerk;
- 6 forwards a copy of the Biological Survey to the Carramar Park Residents Committee and the National Trust of Australia (WA);
- 7 makes copies of the Biological Survey available to the public upon request at a cost which covers production costs;
- 8 proceeds with the development of the Carramar Golf Course, subject to:
- (a) the matter of the redesign of the course pursuant to the Biological Survey's recommendation as described in 5 above being attended to, to the satisfaction of the Town Clerk;
 - (b) finalisation of the agreement between the City and Fairway Design International;
 - (c) finalisation of the agreement and associated lease between the City and Yatala Nominees, providing Council tenure and access to the portion of the golf course located on Yatala Nominees' land;
 - (d) consideration by Council of the outcome of the National Trust evaluation in approximately March or April 1992;
- 9 authorises affixation of the Common Seal to, and endorses the signing of, the following documents:
- (a) the Deed between Fairway Design International and the City of Wanneroo;
 - (b) the Deed and associated Lease between Yatala Nominees and the City of Wanneroo, providing the City tenure and access to the portion of the golf course location on Yatala Nominees' land;
- 10 locates the golf course perimeter fences so as to provide a buffer zone of at least 7 metres of the existing natural bushland outside the fences; such fence not to enclose the neighbourhood recreation area;
- 11 retains the existing ground cover in all areas where the bushland is to be retained within the golf course;
- 12 does not provide any road or walkway between Carramar Park existing roads and the golf course."

was PUT and

CARRIED

F21104 PROPOSED QUICKLINE MANUFACTURING PLANT ON PT LOT 7 WESCO ROAD, NOWERGUP - [30/3595]

CITY PLANNER'S REPORT F21104

The Minister for the Environment is seeking Council's comments on the Environmental Protection Authority's Report and Recommendations for the proposed Quicklime Production Plant and Limestone Quarry on Pt Lot 7 Wesco Road, Nowergup, by Swan Portland Cement Limited.

The City Planner reports on the background to the proposal and the actions taken by Council to date to remind the Company of a number of issues which had to be addressed (Item F20907 refers).

The Environmental Protection Authority has concluded that the proposal, as outlined in the Consultative Environmental Review and subsequently modified during the process of consultation with Government agencies and the public, is environmentally acceptable.

MOVED Cr Carstairs, **SECONDED** Cr Dammers that CITY PLANNER'S REPORT F21104 be received.

CARRIED

F91115 **PROPOSED QUICKLIME MANUFACTURING PLANT ON PT LOT 7 WESCO ROAD, NOWERGUP - [30/3595]**

MOVED Cr Davies, **SECONDED** Cr Waters that Council:

- 1 does not support the proposed construction of a quicklime manufacturing plant on Pt Lot 7 Wesco Road, Nowergup;
- 2 informs Swan Portland Cement Ltd and the Environmental Protection Authority that, based on the EPA Report, it does not support this project in the proposed location;
- 3 makes the recommendations of the Environmental Protection Authority Report available to ratepayers and residents of the City of Wanneroo on written request.**WITHDRAWN**

MOVED Cr Davies, **SECONDED** Cr Waters that consideration of a quicklime manufacturing plant on Pt Lot 7 Wesco Road, Nowergup be deferred and referred to Town Planning Committee.**CARRIED**

F21105 **JOONDALUP NEIGHBOURHOOD CENTRE: LOT 978 CANDLEWOOD BOULEVARD, JOONDALUP - [30/3795, 790-598]**

CITY PLANNER'S REPORT F21105

Simon Holthouse, on behalf of Carine Nominees Pty Ltd, seeks approval to develop the Joondalup Neighbourhood Shopping Centre on Lot 978 Cnr Candlewood Boulevard and Moondarra Way.

The City Planner reports on the application, which seeks to provide a three practitioner medical centre, petrol filling station and 150m² restaurant, together with a variety of retail outlets, totalling 1888m² of retail floorspace.

In order to expedite the matter, a 30-day onsite advertising period was initiated, and revised plans were sought for the development which would integrate the shopping centre with the adjoining community purpose site.

Three submissions received during the advertising period objected to the proposal on the grounds that it would be incompatible with adjacent residential development, there could be danger to children from increased traffic and there will be sufficient service stations in Joondalup Drive.

The City Planner gives details of a number of issues which need to be addressed by the developer, including location of the access point away from the intersection of Candlewood Boulevard and Moondarra Way, and adequate screening of the service station to reduce visual impact.

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

- 1 in accordance with the provisions of Section 7 of the Town Planning and Development Act (1928) as amended:
 - (a) supports an amendment to Town Planning Scheme No 1 to rezone portion of Lot 978 Candlewood Boulevard, Joondalup from "Commercial" and "Special Zone (Restricted Use) Medical Centre" to "Service Station";
 - (b) forwards the documentation for Amendment No 598 to the Minister for Planning for preliminary approval to advertise;
- 2 delegates authority to the City Planner to determine the boundary of the service station zone. **CARRIED**

F21106 **JOONDALUP CITY CENTRE : CIVIC AND CULTURAL FACILITIES - [730-8-1]**

CITY PLANNER'S REPORT F21106

The City Planner provides a position paper with regard to the provision of civic and cultural facilities in the Joondalup City Centre.

He details the background to the project since the formation in 1989 of a joint Committee of Council and Joondalup Development Corporation representatives.

He sets out the up-to-date picture of development of these facilities, including ongoing discussions with Westrail and Joondalup Development Corporation on transfers of land, subdivision requirements, location of proposed facilities and the establishment of a working party to prioritise the civic, cultural and community service requirements.

The City Planner then gives details of several items which need addressing by Council.

MOVED Cr Carstairs, **SECONDED** Cr Dammers that in regard to the recommendations of the Joint Council - Joondalup Development Corporation Committee, Council:

- 1 endorses the integrated approach for the development of Civic and Cultural facilities in the Joondalup City Centre;
- 2 endorses the development of a civic centre, library, art gallery, outdoor performance spaces, human services administration, council chambers, senior citizens centre, day care centre, museum, concert hall, conservatory, community radio, artist in residence, public toilets, street cleaning stations, in the Joondalup City Centre;
- 3 as a matter of urgency, further investigates Options 2 and 3 contained in the Joint Working Party's report and the following matters:
 - . detail planning layouts;
 - . building design guidelines;

- . parking provision;
- . preferred land tenure;
- . budget estimates for the facilities;
- . funding sources;
- . management of facilities;
- . the feasibility and timing for establishing commercial facilities with civic and cultural facilities;
- . interim uses of vacant civic and cultural sites so that the objectives of developing a vibrant City Centre are achieved;

4 advises the Joondalup Development Corporation that:

- (a) the initial land grant currently being arranged is seen to satisfy the Corporation's previous commitment to compensate Council for the 3990m² of land excised from Council's office site for road purposes;
- (b) investigations outlined in 3 above will address:
 - (i) the question of whether further land grants will be needed;
 - (ii) appropriate modifications to the Joondalup City Centre Development Plan;

5 convenes a Workshop in the Joondalup Development Corporation Board Room early in February 1992 to allow all Councillors to acquaint themselves fully with the background to the establishment of civic and cultural facilities in Joondalup City Centre, and provide input into the planning of these facilities. **CARRIED**

F21107 PROPOSED SHOPS AND FAST FOOD OUTLET ON LOT 60 (4) WARBURTON AVENUE, PADBURY - [30/173]

CITY PLANNER'S REPORT F21107

Windsor Holdings Pty Ltd seeks Council approval to establish shops and a fast food drive-thru facility on Lot 60 (4) Warburton Avenue, Padbury. The site, which is currently zoned "Special Development A" is bounded by a service station on the west, Regional Reservation on the south and residential properties on the north and eastern quarters.

The City Planner reports on the application which proposes a video store, delicatessen and a fast-food drive-thru facility, with a total gross leasable area of 510m². The uses proposed are classified as "AA" under Town Planning Scheme No 1 - a use not normally permitted except with Council approval.

The City Planner outlines the history of this particular site, which currently houses the Marmion Squash Centre, and was the subject of a similar proposal in May 1989 (Item D20507). Council approved that proposal; however, the Minister for Planning withheld approval to advertise the required amendment to the Town Planning Scheme.

The City Planner reports on a number of objections received during the advertising period for the current proposal and suggests that as the closing date for that period has been extended due to the signs being vandalised, Council defers consideration of the amendment for one more month.

Cr Rundle tabled a number of submissions from Padbury residents objecting to the proposed development.

RECOMMENDATION

That Council defers consideration of the proposed shops and fast food outlet on Lot 60 (4) Warburton Avenue, Padbury to the December Town Planning Committee.

Cr Freame informed Council that during the month she had received a letter advising that a new application is being prepared for development on Lot 60 (4) Warburton Avenue, Padbury.

MOVED Cr Freame, **SECONDED** Cr Johnson that:

- 1 recommendation of the Committee not be adopted;
- 2 Council:
 - (a) rejects the application submitted by Windsor Holdings Pty Ltd for shops and a fast food drive-thru facility on Lot 60 (4) Warburton Avenue, Padbury;
 - (b) seeks a new application for development on Lot 60 (4) Warburton Avenue, Padbury from the applicant.

CARRIED

F21108 **PROPOSED VETERINARY CONSULTING ROOMS, LOT 74 (3) CASTLEGATE WAY, WOODVALE - [30/1982]**

CITY PLANNER'S REPORT F21108

Chesterton International, on behalf of Plenty Pty Ltd, seek Council approval to establish a veterinary consulting practice within the existing medical/office development at Lot 74 (3) Castlegate Way, Woodvale.

The City Planner reports that Lot 74, which is zoned "Residential Development" is located at the corner of Ocean Reef Road and Trappers Drive, Woodvale and

the recently constructed medical centre/office complex thereon, currently has no tenants.

He suggests that Council waives the customary advertising period as the proposed development is in keeping with those already approved.

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

- 1 approves the application submitted by Chesterton International on behalf of Plenty Pty Ltd for the use of Suite 5, Lot 74 (3) Castlegate Way, Woodvale as Veterinary Consulting Rooms, subject to standard and appropriate development conditions;
- 2 waives its normal advertising requirement in this case.

CARRIED

F21109 **PROPOSED DANCE STUDIO: UNIT 14, LOT 43 (124) WINTON ROAD, JOONDALUP - [30/2820]**

CITY PLANNER'S REPORT F21109

Mr and Mrs C N Mantle seek Council approval to establish a dance studio within Unit 14, Lot 43 (124) Winton Road, Joondalup. The studio is to be used as an educational centre, leading to teacher training and performance courses. It is also proposed to include a pro-shop in the development to sell specialised clothing and footwear to students.

The City Planner reports on the ramifications of approving such a use in the Service Industrial Zone in Joondalup. The proposal was advertised onsite for 30 days and two submissions were received. Ten other tenants of the block of units wished to ensure that, should Council approval be granted, conditions should be imposed relating to potential noise problems and the adequacy of the carparking provided.

MOVED Cr Carstairs, **SECONDED** Cr Dammers that Council approves the application from Mr and Mrs C N Mantle to establish a dance studio within Unit 14, Lot 43 (124) Winton Road, Joondalup, subject to:

- 1 the issue of a satisfactory building licence;
- 2 the submission of an acoustics consultant's report to ensure that noise emissions are in compliance with the requirements of the Environmental Protection Act 1986;
- 3 provision of toilets, exits and ventilation in accordance with the Building Code of Australia;
- 4 fit out plans and specifications being approved by the WA Fire Brigades Board and the Health Department of WA;
- 5 the use of the unit being restricted to the tuition of dance and incidental pro-shop only not to be used for performances, or exhibitions;
- 6 the pro-shop being an incidental use to the dance studio with no goods being displayed and no advertising that such goods are sold;

- 7 advertising signs being in compliance with the City of Wanneroo By-laws relating to Signs, Hoardings and Billposting;
- 8 landscaping being upgraded to the satisfaction of the City Parks Manager.

CARRIED

F21110 PROPOSED TWO GROUP DWELLING, LOT 169 (50) RALEIGH ROAD, SORRENTO - [30/3811]

CITY PLANNER'S REPORT F21110

Messrs B and G Daniel seek Council approval for a second dwelling on a residential block at Lot 169 (50) Raleigh Road, Sorrento.

The City Planner outlines the proposal, which is to strata title the rear portion of the lot and gain approval for construction of a brick and tile dwelling. There is an existing weatherboard house on the lot, which it is proposed to retain.

He sets out the ramifications of the proposed development, which include sewerage, bore water and septic system issues, upgrading of the existing house, improvements to the streetscape and the amenity of the surrounding residents.

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

- 1 requires submission of a schedule of upgrading for the existing dwelling on Lot 169 (50) Raleigh Street, Sorrento;
- 2 following receipt of the upgrading schedule, approves the application submitted by B and G Daniel for an additional dwelling on Lot 169 (50) Raleigh Road, Sorrento subject to:
 - (a) the proposed septic system being at least 30 metres from a domestic bore or alternatively the receipt of a statutory declaration from all bore owners within the 30 metres stating that the bore will not be used for domestic purposes;
 - (b) the existing and proposed dwellings being provided with at least 150m² for effluent disposal to the satisfaction of the Health Department of WA;
 - (c) upgrading of the existing dwelling to the satisfaction of the City Planner;
 - (d) issue of a building licence;
 - (e) the parking area, driveways and points of ingress and egress being designed, constructed, drained, marked and thereafter maintained to the specifications and satisfaction of the City Engineer;
 - (f) all fencing being installed in accordance with the Council's By-laws prior to the occupation of the dwelling.

CARRIED

F21111 PROPOSED GARAGE ON LOT 41 (4) IPSWICH CRESCENT, GIRRAWHEEN - [30/2416]

CITY PLANNER'S REPORT F21111

Osborne Metal Industries, on behalf of Mr J I Kuss, seek Council approval to erect a zincalume garage within the car parking area on Lot 41 (4) Ipswich Crescent, Girrawheen (an aged persons development). The applicant has suffered several acts of vandalism on his unprotected car, parked outside his unit.

The City Planner outlines the application which was supported by a statement from the applicant's niece, giving details of the proposed garage. He gives the planning reasons why the application cannot be supported, namely a resultant deficiency of carparking at the unit development, non-conformity of the design and construction material for the garage, and the setting of an undesirable precedent.

MOVED Cr Carstairs, **SECONDED** Cr Dammers that Council refuses the application submitted by Osborne Metal Industries on behalf of Mr J I Kuss for the erection of a garage on Lot 41 (4) Ipswich Crescent, Girrawheen because:

- 1 the proposal would reduce the available car parking;
- 2 the proposal does not conform to Council's Policy on Outbuildings in Residential Areas with respect to design and materials of construction;
- 3 such an approval would set a precedent for other development in the City.**CARRIED**

F21112 **PROPOSED WESTRAIL/TELECOM FACILITY - MOONDARRA WAY, JOONDALUP - [727-9-1]**

CITY PLANNER'S REPORT F21112

In July (Item F20723) Council resolved to approve the use of a joint Westrail/Telecom communications facility on Lot 800 (96) Blue Mountain Drive, Joondalup, in conjunction with the Water Authority of Western Australia's "Water Tower Park".

The City Planner reports that the Water Authority of Western Australia has rejected both the Westrail and Telecom proposals to accommodate communication equipment on top of the water tower on the grounds that such use would reduce the area available to Water Authority of Western Australia for maintenance work, there may be problems for WAWA officers working in the vicinity of antennas, and temporary closedown of all facilities for access purposes could be difficult to obtain.

The City Planner sets out two alternative options, suggested by Perth Electric, and the reasons why the preferred option is for both instrumentalities, and Council, to again approach the Water Authority of Western Australia seeking accommodation of the community facilities at the existing water tower.

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

- 1 writes to the Water Authority of WA indicating that its preferred option from a planning and aesthetic point of view is for Perth Electric and Telecom to utilise the existing water tower for the installation of their communication equipment;
- 2 advises Perth Electric that should the second request to the Water Authority of WA fail, Council will be prepared to consider a

development application for an antenna tower to accommodate Perth Electric and Telecom communication equipment, in the vicinity of the water tower.**CARRIED**

F21113 PROPOSED COMMUNICATIONS ANTENNA : LOT 105 (28) AQUANITA PLACE,
WANNEROO : CLOSE OF ADVERTISING - [30/3035]

CITY PLANNER'S REPORT F21113

In September (Item F20909) Council resolved to seek comments from local residents on a proposal from Motorola Communications Australia Pty Ltd for a proposed communication tower for Lot 105 (28) Aquanita Place, Wanneroo.

The City Planner reports on the proposal, which is for a 25 metre galvanised street lighting pole and a 3.6 by 6.0 metre shed to house the equipment, and the three submissions received during the advertising period.

The concerns expressed relate mainly to access to the site and potential interference to the Wanneroo Senior High School's TV/radio reception.

MOVED Cr Carstairs, **SECONDED** Cr Dammers that Council grants approval to the use of Lot 105 (28) Aquanita Place, Wanneroo for a communications mast as requested by Motorola Communications Australia, subject to:

- 1 submission of an Application for Approval to Commence Development, to the satisfaction of the City Planner;
- 2 submission of a letter from Wanneroo Senior High School confirming that direct liaison has taken place between the applicant, the Ministry of Education and Wanneroo Senior High School on the School's concerns about interference and access.

CARRIED

F21114 PROPOSED REZONING, PORTION RESERVE 25746 GIBSON AVENUE, PADBURY - [790-597]

CITY PLANNER'S REPORT F21114

BSD Consultants, on behalf of the Metropolitan Cemeteries Board, are seeking Council approval for development of a local shopping centre and service station on portion of reserve 25746 Gibson Avenue, Padbury (the Pinnaroo Valley Memorial Park).

The City Planner reports that the Memorial Park is an "A" Class Reserve vested in the Trustees of the Pinnaroo Valley Memorial Park Cemetery for the purpose of a cemetery with power to lease. The Cemeteries Board wishes to lease the site to a developer and use the revenue received to maintain and further develop the Cemetery only.

The proposal is to develop a total of 1030m³ gla for a super deli, fast food outlet, growers market and nursery and also to develop a service station on the leased land.

An assessment has been made of the existing population and shopping facilities in Padbury and the proposed centre will provide activities which are currently not available in the area.

RECOMMENDATION

That Council refuses the application submitted by BSD Consultants, on behalf of the Metropolitan Cemetery Board, for rezoning portion of Reserve 25746 Gibson Avenue, Padbury from "Public Purpose" to "Commercial and Service Station", on the grounds that an "A" Class Reserve is not considered to be an appropriate location for such a commercial enterprise.

ADDITIONAL INFORMATION

The Town Clerk submitted the following memorandum on behalf of the City Planner:

"I refer to the abovementioned rezoning, the subject of Report F21114 to the Town Planning Committee.
The applicants, BSD Consultants, have requested that the application be withdrawn from the Council agenda.
Submitted for Council's information."

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

- 1 CITY PLANNER'S memorandum be received;
- 2 the application before Council in relation to rezoning of Portion Reserve 25746 Gibson Avenue, Padbury be withdrawn.

CARRIED

**F21115 PROPOSED REZONING AMENDMENT NO 542: LOT 66 WHITFORD AVENUE, WOODVALE
- [790-542]**

CITY PLANNER'S REPORT F21115

In March (Item F20342) Council resolved to defer further consideration of Amendment No 542 to Town Planning Scheme No 1 which proposes to rezone Lot 66 Whitford Avenue/Wanneroo Road, Woodvale to "Special Zone (Restricted Use) Service Station, Restaurants/Fast Foods", until the outcome of the Yellagonga Regional Park Planning Study was known.

The City Planner reports that the Department of Planning and Urban Development has now advised that the final report of the Yellagonga Regional Park Planning Review is unlikely to differ from the draft report in regard to development of land west of Wanneroo Road. Council has already prepared a structure plan for the land surrounding the park, and this proposal fits in with this plan.

The City Planner reports that, in relation to the Minister's concern at the service station aspect of this proposal, the applicants, Chappell and Lambert, on behalf of Messrs N S and H Trandos, have advised that modification of the concept plan for an integrated landscaped development, is not out of the question.

It is therefore proposed to seek reconsideration of this Amendment by the Minister for Planning.

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

- 1 consideration of Amendment No 542 to Town Planning Scheme No 1 be deferred for one month, pending dissemination of background material to new Councillors;
- 2 a report be submitted to Town Planning Committee giving more details of the proposed development for Lot 66 Whitford Avenue, Woodvale, in particular the seating capacity and arrangement for the proposed restaurants and car parking provisions.

CARRIED

**F21116 LANDSDALE DISTRICT CENTRE : AMENDMENT NO 443: COMMUNITY PURPOSE LAND
- [790-443]**

CITY PLANNER'S REPORT F21116

Council resolved in July (Item F80749) to finally adopt Amendment No 443 to Town Planning Scheme No 1, which proposed the rezoning of the Landsdale District Centre site on the corner of Wanneroo Road and Hepburn Avenue. This approval was conditional upon completion of a legal agreement securing the owner's obligation in respect of provision of portion of Hepburn Avenue, and a community purpose site.

The City Planner reports on the proposed uses for this 1.5 ha community purpose site - library, senior citizens, child care and community centres - and the consultant's advice that this community purpose site should be located adjacent to the northern boundary of the district centre.

He also reports on a proposal agreed to by the consultants, Geoff Lewis, Town Planning and Project Management, on behalf of the owners Debkott Pty Ltd which allocates responsibility for provision and purchase of the land required for civic purposes.

MOVED Cr Carstairs, **SECONDED** Cr Dammers that Council approves the following proposal in respect of the provision of a community purpose site within the proposed Landsdale District Centre, as agreed with Geoff Lewis, Town Planning and Project Management Consultant, on behalf of Debkott Pty Ltd:

- 1 a 1.5 ha community purpose site is to be provided as a single parcel of land;
- 2 the land will be zoned "Civic" under Town Planning Scheme No 1;
- 3 one hectare of the land will be ceded by the owner free of cost to Council, with the balance of 0.5 ha being purchased from the owner under the proposed East Wanneroo Headworks Funding Scheme;
- 4 the value of the 0.5 ha to be purchased will most likely be determined on the basis of englobo residential value, less servicing costs, however this matter needs to be further considered in the course of the preparation of the East Wanneroo Headworks Funding Scheme and the Valuer General's advice which may be forthcoming in that process.

CARRIED

F21117 PROPOSED REZONING PT LOTS 6 & 7 WANNEROO ROAD, KINGSLEY - [790-578]

CITY PLANNER'S REPORT F21117

In June (Item F20611) Council deferred consideration of a proposal from Geoff Lewis Planning Consultant, on behalf of Mr and Mrs Antulov, to rezone Pt Lots 6 and 7 Wanneroo Road, Kingsley, pending the outcome of the Yellagonga Regional Park Planning Review. The rezoning from "Rural" to "Residential Development R40" was proposed for Pt Lot 6 and 7 while portion of Lot 6 was to be rezoned to "Rural, Special Zone (Additional Use) Fresh Fruit and Vegetable Market".

The City Planner gives details of information from Department of Planning and Urban Development which advises that the final report of the Yellagonga Regional Park Planning Review will not differ from the draft.

He reports that the applicants for the proposed rezoning have now requested further Council consideration of their proposal, given the findings of the Park Study. The proposal, once the rezoning has taken place, will result in three group housing sites and the existing market garden operation. An area

of public open space on the western side of the lake, to include the lake foreshore area, will be given over.

The City Planner outlines one or two areas of concern - the access to Wanneroo Road and the retention of the market garden sales (an ad hoc commercial use).

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

- 1 consideration of rezoning of Pt Lots 6 and 7 Wanneroo Road, Kingsley be deferred;
- 2 a report be submitted to Town Planning Committee on the future of this particular area, with reference being made to Department of Planning and Urban Development, Water Authority of Western Australia and Environmental Protection Authority. **CARRIED**

F21118 REQUEST FOR VARIATION TO CAR PARKING STANDARDS: PROPOSED FACTORY, LOT 1 PAPPAS STREET, WANGARA - [30/3826]

CITY PLANNER'S REPORT F21118

Steve Mawson and Associates, on behalf of Alumayne Products, seek Council approval for the development of a factory unit on Lot 1 Pappas Street, Wangara. The application also seeks a variation to Council's carparking standards and dispensation from the payment of a cash-in-lieu contribution.

The City Planner outlines the application, which proposes a factory/office building with an area of 529m² with the provision of 12 car bays. Council's policy for car parking in industrial areas requires one car bay per 30m² of gross floor area (ie 17 car bays for this development). Council's Cash-in-lieu of Carparking Policy stipulates a payment of \$2,950 per bay shortfall in light industrial areas. The applicant would therefore be required to pay \$14,750.

The City Planner gives details of the applicant's request for dispensation from payment of this cash-in-lieu contribution and concludes that with two businesses proposed for the development, the two customer bays proposed in the application are insufficient.

MOVED Cr Carstairs, **SECONDED** Cr Dammers that, in relation to the application from Steve Mawson and Associates for the development of a factory unit on Lot 1 Pappas Street, Wangara, Council:

- 1 does not relax its Car Parking and Cash-in-Lieu of Parking Policies and maintains its requirement for the provision of a total of seventeen car bays or a cash-in-lieu payment of \$14,750;
- 2 advises Steve Mawson and Associates, on behalf of Alumayne Products, that it is prepared to approve revised plans which comply with all of Council's requirements. **CARRIED**

F21119 SUBDIVISION CONTROL UNIT REPORT FOR OCTOBER 1991 - [740-1]

CITY PLANNER'S REPORT F21119

The City Planner gives a resumé of applications processed by the Subdivision Control Unit during October 1991. All applications are considered in accordance with Council's Subdivision Control Unit Policy adopted in December 1982.

MOVED Cr Carstairs, **SECONDED** Cr Dammers that Council endorses the action taken by the Subdivision Control Unit in relation to the applications described in Report F21119.**CARRIED**

Appendix IV refers

F21120 SUBDIVISION, LOT 4 BADGERUP ROAD, WANNEROO - [740-85658]

CITY PLANNER'S REPORT F21120

G R and P A Hatton seek Council approval for battleaxe subdivision of Lot 4 Badgerup Road, Wanneroo into two lots of 2.0 and 1.6775 hectares. The application proposes a 10.0 metre access leg across the southern boundary of the site to give street access to the rear lot.

The City Planner reports that the subject lot is located within the 4.0 hectare minimum lot size area specified in Council's Rural Subdivision Policy and therefore the proposed subdivision could not be supported.

MOVED Cr Carstairs, **SECONDED** Cr Dammers that Council does not support the application submitted by G R and P A Hatton for the subdivision of Lot 4 Badgerup Road, Wanneroo, 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 area;
- 2 support for this proposal would establish an undesirable precedent for further subdivision in the locality. **CARRIED**

F21121 SUBDIVISION, LOT 29 CARMIGNANI ROAD, GNANGARA - [740-85656]

CITY PLANNER'S REPORT F21121

Mr N W Sullivan seeks Council approval for battleaxe subdivision of Lot 29 Carmignani Road, Gnangara, into two lots each of 1.9122 hectares. The application proposes a 10.0 metre access leg across the southern boundary of the site to give street access to the rear lot.

The City Planner reports that the subject lot is located within the 4.0 hectare minimum lot size area specified in Council's Rural Subdivision Policy and therefore the proposed subdivision could not be supported.

MOVED Cr Carstairs, **SECONDED** Cr Dammers that Council does not support the application submitted by N W Sullivan for the subdivision of Lot 29 Carmignani Road, Gnangara, 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 area;
- 2 support for this proposal would establish an undesirable precedent for further subdivision in the locality. **CARRIED**

F21122 SUBDIVISION LOTS 93-98 BERKLEY ROAD, MARANGAROO - [740-85609]

CITY PLANNER'S REPORT F21122

Geoff Lewis, Town Planning and Project Management Consultant, on behalf of various landowners, seeks Council approval for subdivision of Pt Lot 93 and Lots 94-98 Berkley Road, Marangaroo. The proposal involves the creation of 112 residential lots and includes two R40 group housing lots and a site for a service station and shop.

The City Planner reports on the ramifications of the proposal, including prevention of access to Hepburn Avenue from the northern boundary of the subject area. This application abuts Lot 101 Berkley Road and discussions have been taking place with the owners of that land to ensure that development of the two areas is carried out in a planned and orderly manner, in accordance with the Outline Development Plan still being determined for the area.

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

1 advises Chapman Glendinning Planning Consultants, who act on behalf of the owner of Lot 101 Berkley Road, Marangaroo that a revised plan of subdivision will be requested, providing for:

- (a) the owner of Lot 101 Berkley Road, Marangaroo lodging a subdivision application to create a road on the boundary of Lots 101 and 98 Berkley Road, Marangaroo to gain satisfactory access to his houses;
- (b) the owner of Lot 101 paying to the adjoining owner his proportional contribution towards the fair and equitable cost of constructing this road at the time that the adjoining land is being subdivided;

2 advises the applicant, Geoff Lewis, Town Planning and Project Management Consultants, that, prior to its support for the subdivision being issued, a legal agreement is required to be entered into (at the developer's expense) to ensure proportional contributions are made to the "headwork-levy" when an appropriate amount is determined by Council;

3 advises the applicant that on receipt of suitably revised plans to the satisfaction of the City Planner, it supports the proposed subdivision of Pt Lot 93 and Lots 94 to 98 Berkley Road, Marangaroo subject to:

- (a) a 0.1 metre pedestrian accessway being provided along the boundary of those lots where they abut proposed Hepburn Avenue and 35 metres around the corner onto Highclere Boulevard;
- (b) uniform fencing/landscaping being provided along the 0.1 metre pedestrian accessways;
- (c) Berkley Road being upgraded to the satisfaction of the City Planner and City Engineer where it abuts the application area;
- (d) all stormwater drainage from the application area and Hepburn Avenue to be accommodated within the application area;
- (e) standard conditions of subdivision;

4 advises the applicant that the Council is not prepared to support the proposed service station and shop within the application area as it is contrary to the Council's philosophy of grouping such services with local shopping centres, and there is already a service station site proposed in close proximity on Hepburn Avenue at the Landsdale District Centre. **CARRIED**

F21123 PROPOSED SUBDIVISION : PORTION LOT 2 CONNOLLY DRIVE, KINROSS - [740-85606]

CITY PLANNER'S REPORT F21123

Russell Taylor and William Burrell, on behalf of The Burns Beach Property Trust, seek Council approval for the subdivision of portion of Lot 2 Connolly Drive, Kinross. The application proposes to create 467 residential lots, 9 grouped housing sites, 3 drainage sumps, a 1.3 ha shopping centre, service

station, community purpose, medical centre, church sites and a 2.97 ha public open space area.

The City Planner reports on the application which provides a structure plan for the area. The two major issues of concern - density of housing around the proposed Currumbine railway station and location of the neighbourhood centre - are outlined and the City Planner concludes that the present design would require major changes to address these issues.

MOVED Cr Carstairs, **SECONDED** Cr Dammers that Council does not support the application submitted by Russell Taylor and William Burrell on behalf of The Burns Beach Property Trust for the subdivision of portion of Lot 2 Connolly Drive, Kinross as it is considered premature in relation to the structure planning for this area.

CARRIED

F21124 **PROPOSED SPECIAL RURAL ZONE: LOTS 5, 7, 53 AND PT LOC 3144 ADAMS ROAD, MARIGINIUP - [790-592]**

CITY PLANNER'S REPORT F21124

Feilman Planning Consultants, on behalf of Adams Road Syndicate, seek Council approval to rezone Lots 5, 7, 53 and Pt Loc 3144 Adams Road, Mariginuiup from "Rural" to "Special Rural". The subject land of 33 hectares is on the eastern boundary of the Lake Adams Special Rural Zone, and would comprise 25 lots of 1.1 to 1.2 ha in size.

The City Planner outlines the Special Provisions required for such a Special Rural Zone and comments obtained from the Water Authority of Western Australia, the Environmental Protection Authority and the Department of Planning and Urban Development.

The three instrumentalities all consider establishment of this additional Special Rural Zone to be premature, due to planning issues, as yet unresolved, which relate to Landscape Protection Zones, Wanneroo Underground Water Pollution Control Area policies and the State Planning Commission's Rural Land Use Planning Policy.

MOVED Cr Carstairs, **SECONDED** Cr Dammers that Council advises Feilman Planning Consultants, on behalf of the Adams Road Syndicate, that it will not initiate an amendment to Town Planning Scheme No 1 to rezone Lots 5, 7, 53 and Pt Location 3144 Adams Road, Mariginuiup from "Rural" to "Special Rural" for the following reasons:

- 1 the proposal is premature because planning and environmental issues in the East Wanneroo area are unresolved;
- 2 in the absence of a local structure plan the proposal is an ad hoc rezoning and could create an undesirable precedent for rural land in the area. **CARRIED**

F21125 **DUPLEX DEVELOPMENTS POLICY : RESIDENTIAL SUBDIVISION - [702-1]**

CITY PLANNER'S REPORT F21125

Council adopted its existing Duplex Development Policy in 1988, which requires all applications for grouped dwellings on resubdivided lots to be subject to written submissions from all adjoining and adjacent landowners.

The City Planner reports on the need to review this policy in the light of the experience gained following adoption of the Residential Codes (R-Codes) for residential development.

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

- 1 amends its "Applications for Re-subdivision of Lots to Create Lots for Grouped Dwellings - Duplex Development Policy" by the deletion of the following paragraphs:
 - "2 Requires all applications for grouped dwellings on re-subdivided lots to be referred to Council for determination after adjoining landowners on the same street frontage and across the road have been invited to comment, in writing, on the proposal for a period of at least fourteen (14) days.

3 In the event of no adverse submissions being received, delegates authority to the City Planner to deal with the applications.";

2 no longer requires applications for grouped dwellings on re-subdivided lots to be advertised as a general rule.

CARRIED

F21126 MINISTERIAL APPEALS - [290-3]

CITY PLANNER'S REPORT F21126

The City Planner reports on advice from the Minister for Planning giving a statistical breakdown of the town planning appeals he has determined over the last three months. It is his intention to provide this information to Councils every six months.

The City Planner considers it interesting to note that 50% of appeals were dismissed; however, it is anticipated that the percentages will vary with individual Ministers in the planning portfolio from time to time.

MOVED Cr Carstairs, **SECONDED** Cr Dammers that CITY PLANNER'S REPORT F21126 be received.

CARRIED

F21127 APPEAL DETERMINATION LOT 2 ZIATAS ROAD, PINJAR - [740-83993]

CITY PLANNER'S REPORT F21127

In February (Item F20231) Council resolved not to support an application from Mr M E McGowan to subdivide Lot 2 Ziatas Road, Pinjar, on the grounds that it was inconsistent with Council's Rural Subdivision Policy. The Department of Planning and Urban Development similarly refused to support the application.

The City Planner reports that Mr McGowan appealed against this refusal and the Minister for Planning has subsequently advised that the appeal has been dismissed, given the adverse recommendations of the relevant authorities.

MOVED Cr Carstairs, **SECONDED** Cr Dammers that CITY PLANNER'S REPORT F21127 be received.

CARRIED

F21128 MINISTER'S DETERMINATION ON RURAL CORNER STORES - [790-547]

CITY PLANNER'S REPORT F21128

Council resolved in September (Item F20920) to again seek Ministerial reconsideration of Amendment No 547 to Town Planning Scheme No 1 to rezone a portion of Pt Lot 32 Menchetti Road, Neerabup to accommodate a corner store.

The City Planner reports that the Minister for Planning has advised that:

"I wish to reconfirm once and for all that I am not prepared to consider the issue of any "rural corner store" amendment in an ad hoc manner.

The precedent that approval of a particular amendment would create would be understood, I am sure, by Council.

I will only consider this matter further when and if Council prepares an appropriate strategy for such developments as I have previously indicated..."

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

- 1 discontinues Amendment No 547 to Town Planning Scheme No 1, which proposed to rezone a portion of Lot 32 Menchetti Road, Neerabup to accommodate a corner store;
- 2 takes no further action regarding Amendment Nos 463 and 484 to Town Planning Scheme No 1. **CARRIED**

F21129 CLOSE OF ADVERTISING : AMENDMENT NO 452 TO TOWN PLANNING SCHEME NO 1
: REZONING PORTION CURRAMBINE FOR RESIDENTIAL PURPOSES - [790-452]

CITY PLANNER'S REPORT F21129

In October 1988 (Item C21021) Council initiated Amendment No 452 to Town Planning Scheme No 1 to rezone Portion Pt Lot M1772 in Currumbine from "Rural" to "Residential Development R20, R30, R40 and R80". Advertising of that Amendment closed on 15 November 1991 and no submission has been received.

In September (Item F20939) Council resolved to support a subdivision application from Feilman Planning Consultants for portion Pt Lot M1722 Marmion Avenue, Currumbine West, subject to finalisation of Amendment No 452 and revision of the submitted structure plan.

The City Planner reports on the revised structure plan submitted for that subdivision which resolved many of the issues raised. However, additional issues have arisen in relation to the high school site and execution of legal agreements relating to provision of regional roads, pedestrian underpasses and school sites. As it is anticipated these matters will be satisfied in the near future, it is proposed to expedite processing of the amendment towards final adoption, without delay.

The City Planner reported that a submission has been received from the Water Authority of Western Australia regarding this proposal. Whilst the Authority raises no objection to the development, it advises Council of its requirements, should approval be given.

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

- 1 adopts Amendment No 452 to Town Planning Scheme No 1 with the following modifications:
 - (a) the R20 code for the portion of Lot 2 bounded by Burns Beach Road, Connolly Drive and the old Burns Beach Road being replaced with R40;
 - (b) the coding plan in accordance with the revised structure plan (being Drawing No BLS 072 dated 06.11.91, prepared by Feilman Planning Consultants) being amended to the satisfaction of the City Planner;
- 2 authorises affixation of the Common Seal to the amending documents;
- 3 advises the applicant that it will not seek the Hon Minister's final approval of Amendment No 452 until the following have been achieved, to the satisfaction of the City Planner:

- (a) agreement from the applicant ensuring the ceding and construction of the regional roads and pedestrian underpasses affected by the amendment area;
- (b) agreement between landowners on cost sharing of school sites;
- (c) finalisation of a Structure Plan for the subject land;

4 upon receipt of the above documents, forwards the Amendment to the Minister for final approval and gazettal.

CARRIED

F21130 CLOSE OF ADVERTISING : AMENDMENT NO 554 TO TOWN PLANNING SCHEME NO 1 : CONSTELLATION DRIVE, OCEAN REEF - [790-554]

CITY PLANNER'S REPORT F21130

Council has considered final adoption and modification of Amendment No 554 to Town Planning Scheme No 1 on a number of occasions since June (Items F20630 and F20735 refer) and a period of re-advertising of the amendment closed on 18 October 1991. The Amendment proposed to rezone portion of Swan Location 1722 corner Constellation Drive/Herschell Boulevard, Ocean Reef from "Residential Development" to "Commercial" and "Civic".

The City Planner reports on the one submission received during the advertising period, which objects to the proposal on commercial grounds.

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

- 1 adopts Amendment No 554 to Town Planning Scheme No 1 without modification;
- 2 forwards the submission received to the Hon Minister for consideration;
- 3 following advice that the Hon Minister is prepared to approve the amendment, and following receipt of a legal agreement to the satisfaction of the City Planner, authorises affixation of the Common Seal to the amending documents.

CARRIED

F21131 CLOSE OF ADVERTISING : AMENDMENT NO 579 TO TOWN PLANNING SCHEME NO 1 : CORNER STORES IN RESIDENTIAL AREAS - [790-579]

CITY PLANNER'S REPORT F21131

In May (Item F20507) Council resolved to initiate Amendment No 579 to Town Planning Scheme No 1 to introduce corner stores as an "AA" use in all residential zones and adopt a policy setting out the requirements for such developments.

The City Planner reports that no submission was received during the advertising period for the amendment and he gives details of the definition of a Corner Store for inclusion in the Scheme Text.

He also suggests a policy for adoption by Council which requires corner stores to be specified distances away from regional distributor roads, local shopping centres or other corner stores, to serve at least 200 homes within a walking distance of 400 metres and to provide adequate parking provisions.

MOVED Cr Carstairs, **SECONDED** Cr Dammers that Council discontinues Amendment No 579 to Town Planning Scheme No 1 which proposed to introduce corner stores as an "AA" use in all residential zones.

CARRIED

F21132 **CLOSE OF ADVERTISING : AMENDMENT NO 567 TO MODIFY GUIDE PLAN SPECIAL RURAL ZONE NO 4 - [790-567]**

CITY PLANNER'S REPORT F21132

In February (Item F20227) Council initiated Amendment No 567 to Town Planning Scheme No 1 to modify the Development Guide Plan for Special Rural Zone No 4 (Lake Adams) by permitting the subdivision of Lot 39.

The City Planner reports on the four submissions received during the amendment advertising period. Two of the submissions oppose the proposed subdivision on the grounds that it could create an undesirable precedent.

The Water Authority of Western Australia has suggested revised conditions in relation to the special provisions in the zone, which will be noted but not acted upon as the whole of the Lake Adams Special Rural Zone is fully developed and the City Planner considers that the creation of one extra lot would only have a minimal impact on the whole zone.

The City Planner concludes that in relation to the future subdivision potential for Special Rural Zone No 4, with the approval for the current subdivision bringing the average lot size to just above 1.5 ha, no further subdivision of this area could be entertained.

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

- 1 adopts Amendment No 567 to Town Planning Scheme No 1;
 - 2 authorises affixation of the Common Seal to the amending documents;
 - 3 forwards the amendment to the Minister for final approval and gazettal.
- CARRIED**

F21133 **GATE LICENCES ACROSS PEDERICK ROAD, NEERABUP AND OFF ROUSSET ROAD, JANDABUP - [510-1738, 510-264]**

CITY PLANNER'S REPORT F21133

The City Planner reports that applications have been received to extend the period of licences across Pederick Road, Neerabup and an unmade road reserve off Rousset Road, Jandabup.

Section 333 of the Local Government Act requires such applications to be advertised in the local press, prior to Council making application to the Governor for issue of such licences. No submission was received during the advertising period.

MOVED Cr Carstairs, **SECONDED** Cr Dammers that, in accordance with the provisions of Section 333 of the Local Government Act, Council:

- 1 renews the licence issued to Mr S Trandos for the gate across Pederick Road, Neerabup for a period of two years;
- 2 renews the licence issued to Mr A Strang for the gate across an unmade road off Rousset Road, Jandabup for a period of two years;
- 3 makes application to the Governor requesting the issue of orders authorising Council to grant such licences. **CARRIED**

F21134 REQUESTED CLOSURE OF PEDESTRIAN ACCESSWAY BETWEEN MULLIGAN DRIVE AND WARNER PLACE, GREENWOOD - [510-763, 510-1166]

CITY PLANNER'S REPORT F21134

Residents of Greenwood have petitioned Council seeking closure of the pedestrian accessway between Warner Place and Mulligan Drive on the grounds of unsocial behaviour of users of the accessway.

The City Planner reports that this accessway is part of a network which provides easy and convenient access to Cockman Road shopping and medical centres, East Greenwood Primary and Pre-primary Schools, and a bus service. A 100mm water main is located within this accessway and closure would require this main to be cut and capped at a cost of around \$1,000.

RECOMMENDATION

That Council does not proceed with the closure of the accessway that connects Warner Place and Mulligan Drive, Greenwood.

Resolution F91112 required the consideration of Item F51104 in conjunction with this item.

F51104 CHARGING OF APPLICANTS FOR CLOSURE OF PEDESTRIAN ACCESSWAYS - [520-2]

CITY PLANNER'S REPORT F51104

In October (Item F21014, F21017 and F21018) Council resolved that a report be submitted to Policy and Resources Committee on the feasibility of charging the applicants seeking closure of pedestrian accessways.

The City Planner outlines the total cost to the City for a simple accessway closure, excluding officer administrative time, but including officer inspection time and suggests that the average cost of approximately \$1,000 could be charged at two different stages of the application, ie initial application and successful completion.

RECOMMENDATION

That Council adopts the following as policy in relation to "Closure of Pedestrian Accessways - Charges" and amends its Policy Manual accordingly:

"A non-refundable administrative fee of \$100.00 will be charged for Council to consider the closure of any pedestrian accessway other than those initiated by Council or a statutory authority.

In the event that Council grants approval to advertise a requested closure the full actual cost of newspaper advertising and onsite signs is to be paid in advance by the applicants.

Where registration of an Easement is necessary to protect a Council drainage line all costs associated with the Easement are to be paid by the applicants."

MOVED Cr Edwardes, **SECONDED** Cr Smith that:

- 1 recommendation of the Committee not be adopted;
- 2 Council proceeds with closure of the accessway that connects Warner Place and Mulligan Drive, Greenwood;
- 3 consideration of Council's policy in relation to Closure of Pedestrian Accessways be deferred and referred to Policy and Resources Committee.**CARRIED**

F21135 EAST WANNEROO ROAD WORKING GROUP'S RECOMMENDATIONS ENDORSED BY THE MINISTER FOR PLANNING - [290-7]

CITY PLANNER'S REPORT F21135

The City Planner reports on advice from the Minister for Planning that he has endorsed the following recommendations from the East Wanneroo Road Working Group in relation to major road issues in the area that:

- 1 the concept of an Eastern Perimeter Arterial Road (EPAR) be deleted from the structure plan;
- 2 the land use and road configuration in Option C be adopted, in principle, as the plan for the period 1991-2021 for the area east of Wanneroo Road;
- 3 a staggered connection between Flynn Drive and Burns Beach Road extension as contemplated in Option D be provided;
- 4 the proposed Gngangara Road/Whitford Avenue connection contemplated in Option D be provided as part of the eventual rezoning/subdivision process of the area for commercial/service industrial purposes;
- 5 Diagram 9 be accepted as the current indicative staging plan and that it be subject to review in line with the Metropolitan Development Programme. (Diagram 9 from the report is attached);
- 6 the Minister for Planning notify the City of Wanneroo of his decision on the Group's recommendations and make an appropriate press statement before the end of November.

As a result of the Minister's decision a plan has been prepared which reflects the above recommendation. This can be used for public information purposes until a final plan is released by the Department of Planning and Urban Development for the whole North West Corridor.

RECOMMENDATION

That Council writes to the petitioners opposing urbanisation of Lake Adams Estate and "The Children of Wanneroo" and advises them of the Minister's decision in respect of the area East of Wanneroo Road.

AMENDMENT MOVED Cr Dammers, **SECONDED** Cr Smith that Council:

- 1 sends a copy of the report provided to Councillors in relation to the Working Group's recommendations on the area East of Wanneroo Road to:
 - (a) the petitioners opposing urbanisation of Lake Adams Estate;
 - (b) the Eastern Perimeter Arterial Road Action Group;
- 2 invites a deputation of representatives from the Eastern Perimeter Arterial Road Action Group to address the Town Planning Committee.

CARRIED

The **AMENDMENT** thus became the **SUBSTANTIVE MOTION**, viz:

"That Council:

- 1 writes to the petitioners opposing urbanisation of Lake Adams Estate and "The Children of Wanneroo" and advises them of the Minister's decision in respect of the area East of Wanneroo Road;
- 2 sends a copy of the report provided to Councillors in relation to the Working Group's recommendations on the area East of Wanneroo Road to:
 - (a) the petitioners opposing urbanisation of Lake Adams Estate;
 - (b) the Eastern Perimeter Arterial Road Action Group;
- 3 invites a deputation of representatives from the Eastern Perimeter Arterial Road Action Group to address the Town Planning Committee."

was **PUT** and

CARRIED

F21136 **OBJECTION TO AMALGAMATION OF JOONDALUP DEVELOPMENT CORPORATION WITH WA LAND AUTHORITY - [310-1]**

CITY PLANNER'S REPORT F21136

In October (Item F91037) Council resolved that a report be submitted to Town Planning Committee on the current status of the amalgamation of the Joondalup Development Corporation with the Western Australian Land Authority (WALA), with a recommendation as to whether Council supports the amalgamation or would prefer the retention of the existing charter for the continued operation of the Corporation in its existing form.

The City Planner reports on the perceived advantages and disadvantages of the proposed amalgamation, given the lack of detail provided in the draft Western Australian Land Authority Bill.

RECOMMENDATION

That:

- 1 Council awaits the release of the Western Australian Land Authority Bill, prior to adoption of a position in respect of the proposed amalgamation of the Joondalup Development Corporation with the Western Australian Land Authority;
- 2 a further report be presented to the Town Planning Committee following the release of the Western Australian Land Authority Bill.

MOVED Cr Smith, **SECONDED** Cr Waters that:

- 1 recommendation of the Committee not be adopted;
- 2 Council:
 - (a) objects to the amalgamation of the Joondalup Development Corporation with Western Australian Land Authority or any other Government body;
 - (b) requests Joondalup Development Corporation to form a Working Party Committee immediately with representatives from both bodies to initiate commitment of funds for proposed civic and cultural amenities at Joondalup;
- 3 a report be submitted to Finance and Administrative Resources Committee on:
 - (a) the seeking of a legal opinion on interpretation of the original charter used to establish the Joondalup Development Corporation with regard to:
 - (i) any legal issue which Council could use to prevent any such amalgamation;
 - (ii) aims of Joondalup Development Corporation including what was to be done with any profits to be generated by Joondalup Development Corporation;
 - (b) the costs of Council support of any legal processes which are available to prevent any profits generated by Joondalup Development Corporation, including the recent sale of the Joondalup Golf Course, being used outside the Joondalup area.

Following debate the Motion was **WITHDRAWN**

MOVED Cr Smith, **SECONDED** Cr Waters that:

- 1 recommendation of the Committee not be adopted;
- 2 Council objects to the amalgamation of the Joondalup Development Corporation with the Western Australian Land Authority or any other authority. **CARRIED**

F21137 **ENVIRONMENTAL PROTECTION AUTHORITY CONDITIONS, AMENDMENT NO 462, LOC 1739 NEAVES ROAD, MARIGINIUP - [790-462]**

CITY PLANNER'S REPORT F21137

In September 1990 (Item E20931) Council deferred consideration of final approval for Amendment No 462 to Town Planning Scheme No 1 pending advice from the Minister for the Environment on the proposed Special Rural Zone for Loc 1739 Neaves Road, Mariginiup.

The City Planner reports on the draft set of conditions suggested by the Minister in response to the Consultative Environmental Review on the subject proposal. The Special Provisions relating to the Special Rural Zone have been modified to reflect the Minister's suggested conditions.

The City Planner sets out additional issues to be addressed, prior to final adoption of the Amendment - execution of legal agreements relating to membership of a pacing club, and maintenance of a trotting track, and contribution of public open space.

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

- 1 adopts Amendment No 462 to Town Planning Scheme No 1 to rezone Loc 1739 Neaves Road, Mariginiup to "Special Rural" with the modifications to the Special Provisions as outlined in Attachment 1 to Report F21137;
- 2 requires the following conditions to be met:
- (a) the developer enters into a legal agreement at the applicant's expense to protect the interests of Council with regard to the ceding of the sump site, fill requirements and membership of the Landowners Association;
 - (b) the developer agrees to provide bridle paths to afford access from all lots in the subject area, to be constructed and designed to the satisfaction of the City Engineer;
 - (c) details being obtained from the Water Authority of Western Australia of satisfactory levels to which the land should be filled at the developer's expense to comply with the requirements of Provision 2;
- 3 subject to completion of the above, authorises affixation of the Common Seal to the amending documents;

4 forwards the amendment and the submission received to the Minister for final approval and gazettal. **CARRIED**

Appendix V refers

F21138 **DRAFT ENVIRONMENTAL PROTECTION (GNANGARA MOUND CROWN LAND GROUNDWATER) POLICY 1991 - [322-18-1]**

CITY PLANNER'S REPORT F21138

The City Planner reports on a draft Environmental Protection (Gnangara Mound Crown Land Groundwater) Policy 1991, prepared by the Environmental Protection Authority and the Water Authority of Western Australia, currently being circulated for public comment.

The purpose of the draft Policy is to maintain the quantity and quality of the groundwater of the Gnangara Mound for public water supply and to protect wetlands and vegetation which depend on the groundwater. This policy, however, relates only to Crown land; a separate policy will be established for privately owned land over the Gnangara Mound.

At this stage the Policy is only a draft and so does not have the force of law. Following the public submission period a final draft of the Policy will be submitted to the Minister for Environment who will consult all affected parties. Only when a final policy is approved by the Minister and has been allowed by the Parliament will it have force of law as though part of the Environmental Protection Act. It will then be illegal to do anything which threatens the groundwater. The Environmental Protection Authority will be able to exercise its power under the Environmental Protection Act to prosecute anyone who undertakes an activity not approved by the vesting authority or the EPA that threatens groundwater in the policy area.

Some activities will be allowed in the policy area if it can be shown that they do not harm the groundwater, but such proposals will normally be referred to the EPA and may need environmental assessment. These activities include industrial or urban developments, sand mining, limestone quarrying, farming or recreational development.

Because the draft Policy applies to Crown and State owned land, responsibility for the land lies with the vesting authority. The EPA advises that activities which do not threaten the groundwater, ie park, natural area and native vegetation management and wildflower seed collection, will not be assessed but will still be subject to the control of the vesting authority. In this case, the intent of the draft policy is that proposals having the potential to be compatible with groundwater protection should be submitted to the vesting authority (eg CALM, WAWA, local authority) for determination.

The draft Policy allows for some activities already occurring in the policy area to continue even though they may not be entirely compatible with groundwater protection, eg mining, roads, road transport, horseriding in pine plantations, rifle range and pistol shooting, pine production, power generation and transmission. Any existing activity in the policy area may be reviewed by the EPA if it is polluting the groundwater or is likely to do so.

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

1 supports the Draft Environmental Protection (Gnangara Mound Crown Land Groundwater) Policy 1991;

2 advises the Environmental Protection Authority of Council's concern about excessive groundwater extraction by Water Authority of Western Australia and its effects on the chain of lakes to the west. **CARRIED**

F21139 INDUSTRIAL DEVELOPMENT IN PRIORITY 1 AND 2 WATER SOURCE AREAS - GNANGARA MOUND - [322-18-1, 770-15]

CITY PLANNER'S REPORT F21139

In September (Item F90931) Council resolved to refer for Town Planning Committee consideration, the statement that Council outlaws petrol filling stations, service station and any industrial development whatsoever on Priority 1 and 2 water resource areas on the Gnangara Mound.

The City Planner reports on the ramifications of such a prohibition, the boundaries of the priority source areas and the current statutory situation regarding the land uses concerned.

MOVED Cr Carstairs, **SECONDED** Cr Dammers that consideration of industrial development on Priority 1 and 2 water resource areas on the Gnangara Mound be deferred for one month, pending clarification of certain commercial uses or developments on the subject land.

CARRIED

F21140 METROPOLITAN CENTRES POLICY - FINAL POLICY STATEMENT FOR ADOPTION - [290-0]

CITY PLANNER'S REPORT F21140

The City Planner reports on the Department of Planning and Urban Development's proposed Metropolitan Centres Policy, which reflects Metroplan and public comment sought on the draft "Commercial Centres Policy".

Council considered the Commercial Centres Policy in September 1989 (Item D20960) and generally supported the policy. The Metropolitan Centres Policy's main features include:

- the promotion of a hierarchy of centres - Perth Central, strategic regional, other regional, district, neighbourhood and local centres;
- plan of certain commercial developments that do not fit into the planned hierarchy - mixed business, city fringe development and commercial ribbon development;
- preparation of plans and strategies by local authorities, and responsibility for controlling shopping developments to be lodged with local authorities.

The City Planner gives detailed comments on issues contained in the actual policy document.

MOVED Cr Carstairs, **SECONDED** Cr Dammers that Council supports the revised Metropolitan Centres Policy, subject to the points raised in Report F21140 being taken into account. **CARRIED**

Appendix VI refers

F21141 DEVELOPMENT ASSESSMENT : JOONDALUP CITY CENTRE - [310-1, 730-8-1]

CITY PLANNER'S REPORT F21141

The City Planner reports that recently an informative and constructive workshop was held to facilitate discussions between staff of Joondalup Development Corporation and the City of Wanneroo who will be responsible for assessing development applications in the Joondalup City Centre.

The City of Wanneroo remains the responsible authority for approving development in the city centre. It is therefore obliged to take the initiative to ensure that development applications are assessed quickly and efficiently in co-operation with staff of the Corporation. This co-operation is necessary because the Corporation is required, through the Joondalup Centre Act, to prepare a development. The plan has been approved by the Council under the provisions of Clause 5.42 of Town Planning Scheme No 1 in the form of the Joondalup City Centre Development Plan and Manual.

To date some 30 lots have been created in the city centre and almost half have been sold. Conditions of sale require building to plate height within two years and include development standards. Formal applications to commence development are imminent. The City Planner considers it important that applicants gain a good impression of the efficiency and professionalism of all who are responsible for the assessment and promotion of development at Joondalup.

The car parking strategy, fire rating and advertising signage are unresolved issues which the workshop has drawn attention to. It has also recognised the importance of a unified and co-ordinated approach by the relevant Council Departments and Joondalup Development Corporation to City Centre development assessment.

To achieve this and to resolve any outstanding issues (including those mentioned above) the Development Assessment Unit will meet regularly in consultation with the relevant officers from Joondalup Development Corporation.

Any difficulties encountered will be drawn to Council's attention for resolution if solutions at an administrative level are not possible. However the spirit of co-operation which exists between Council and Corporation officers will ensure speedy processing of applications.

MOVED Cr Carstairs, **SECONDED** Cr Dammers that CITY PLANNER'S REPORT F21141 be received.
CARRIED

F21142 COMMUNITY FOOD CENTRES - [890-1, 1143/501/2, 1591/745/103]

CITY PLANNER'S REPORT F21142

Council resolved in September (Item F20905) to defer consideration of an application for the development of a community food centre by the Ocean Ridge Women's Community Group at Lot 501 (2) Albatross Court, Heathridge, pending submission of a report on the ramifications of food centres in general, in relation to planning issues, health requirements and residential amenity.

The City Planner reports that a community food centre is a voluntary service selling groceries to needy people and Council will wish to meet such a necessary service in a bona fide manner. Town Planning Scheme No 1, however, could only accommodate such a centre under the land use "Shops" which restricts the possible location to only a number of commercial or industrial areas.

The application currently before Council cannot be approved on planning grounds and local residents have expressed their objection to the siting.

The City Planner suggests that the community purpose site on Lot 745 (103) Caridean Street, Heathridge which is currently zoned Civic, could accommodate the food centre as an incidental use.

Cr Major asked that Council consideration be given to the establishment of Clubrooms and a community food centre on Prince Regent Park, Heathridge.

The City Planner advised that, as outlined in Report F21142, the land use requirement for a community food centre is "Shop" and shops are prohibited on a Recreation Reserve.

Cr Waters informed Council that the relevant body seeking establishment of a community food centre in Heathridge is the Wanneroo Community Projects Association, not the Ocean Ridge Women's Community Group.

MOVED Cr Waters, **SECONDED** Cr Edwardes that Council:

- 1 refuses the application from the Wanneroo Community Projects Association to establish a community food centre at Lot 501 (2) Albatross Court, Heathridge on the grounds that:

- (a) the proposed use constitutes a shop and is therefore a use prohibited in the Residential Development Zone;
- (b) traffic and parking problems are likely to adversely affect the amenity of the neighbourhood;
- (c) any increase in traffic generating activity of this lot would create a potentially dangerous situation;
- (d) Albatross Court residents oppose the proposal;

2 invites comments from the Wanneroo Community Projects Association on the possibility of establishing a community food centre at Lot 745 (103) Caridean Street, Heathridge.

CARRIED

F21143 STATION SQUARE AIR RIGHTS AGREEMENT - [730-8-1]

CITY PLANNER'S REPORT F21143

In May (Item F20505) Council approved and adopted the Action Area Plan relating to the Regional Shopping Centre, as part of the Joondalup City Centre Manual.

The City Planner reports on ongoing discussions between Joondalup Development Corporation and Perpetual Trustees (WA) Ltd (Joint Venture partners) and Westrail in relation to an air rights agreement on the slab to be constructed over the railway tracks (Station Square).

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

1 advises Joondalup Development Corporation and Perpetual Trustees (WA) Ltd, joint venture partners in development of Joondalup City Centre that it:

- (a) recognises the proposed Station Square will have an important public function in the overall operation of Joondalup City Centre;
- (b) considers there are a number of related issues that must be resolved, including the ownership of Station Square, relevant maintenance costs, the extent of Council's responsibility, and the involvement of Council in the air rights agreement;

2 invites representatives of the Joint Venturers to discuss these issues with Council.**CARRIED**

F21144 AIR TRAINING CORPS SITE : KINGSWAY RESERVE, LANDSDALE - [426-1, 455-2]

CITY PLANNER'S REPORT F21144

In September (Item F40926) Council resolved to make strong written representation to the Minister for Defence seeking his reconsideration of the decision to return No 2 Flight Air Training Corps to Leederville.

The City Planner reports on advice from the Minister for Defence, Science and Personnel to the Parents Support Group for No 2 Flight that the Air Force will examine what assistance can be given to the Group.

A recent meeting of interested parties recommended that Council reassigns the existing lease for the Flight's headquarters at Kingsway to the RAAF, to enable Flight 2 to operate in arrangement with the RAAF. This is intended to satisfy government requirements on land tenure. However, it is also proposed that a deputation be sought with the Minister for Lands to discuss other alternatives.

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

- 1 approves the Assignment of the Lease held by the WA Squadron Air Training Corps (No 2 Flight) at Kingsway Reserve to the RAAF for the 18 years remaining in the current term;
- 2 writes to the Minister for Defence, Science and Personnel offering to assign the lease in satisfaction of the Commonwealth Government's land tenure requirements;
- 3 requests a deputation to the Minister for Lands to discuss the alternative of a Crown Grant in Trust to the RAAF as a contingency in the event that an Assignment of Lease is not acceptable to the Minister for Defence, Science and Personnel.

CARRIED

F21145 RECORDING OF TOWN PLANNING PROCESSES - [702-3]

CITY PLANNER'S REPORT F21145

In October (Item F21051) Council resolved that a report be submitted to Town Planning Committee on the various steps necessary to implement various town planning applications considered by Council, eg pedestrian accessway closures, scheme amendments, development applications.

The City Planner gives details of the different types of applications processed, the statutory and scheme requirements pertinent to each one and a suggested timeframe for execution of each of the steps in the process. He reports on the variety of delays which may be incurred at any of the stages of consideration and the number of stages which require simultaneous actions from a number of bodies, over whom Council has no control.

MOVED Cr Carstairs, **SECONDED** Cr Dammers that Council does not institute a register for recording all Town Planning Applications as the cost and time involved in such a register would impose a burden on the operation of the Planning Department. **CARRIED**

F21146 SPECIAL CATEGORY MEMBERSHIP - ENTERPRISE PARK BUSINESS ASSOCIATION LTD - [702-3]

DEPUTY TOWN CLERK'S REPORT F21146

The Deputy Town Clerk reports that the Enterprise Park Business Association, established to control the form of development within Enterprise Park, and to maintain all public areas within the Park, has resolved to offer to Council a 'Special Category' membership of the Association.

A 'Special Category' membership affords Council's representative full voting rights, similar to purchasers of land within the Park.

The invitation is simply aimed at maintaining and fostering the support of Council in the further development of the park.

Council is asked by the Association to nominate a representative at the earliest convenience.

Cr Marwick nominated the Chairman of Town Planning Committee

RECOMMENDATION

That Council nominates the Chairman of Town Planning Committee as its representative to the Enterprise Park Business Association.

MOVED Cr Johnson, **SECONDED** Cr Waters that:

- 1 recommendation of the Committee not be adopted;
- 2 Council nominates Cr Smith as its representative to the Enterprise Park Business Association. **CARRIED**

F21147 **SEMINAR - ENVIRONMENTAL PROTECTION ACT - [7-02-1-2]**

DEPUTY TOWN CLERK'S REPORT F21147

The Deputy Town Clerk gives details of a Seminar to be conducted at the Burswood Convention Centre on Wednesday, 20 November 1991 to address the provisions of the Environmental Protection Act.

The Seminar will cost \$75 per delegate and funds have been included in the 1991/92 Budget for Councillor attendance.

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

- 1 authorises the attendance of interested Councillors at the Seminar on Environmental Protection Act to be held on 20 November 1991 at the Burswood Convention Centre;
- 2 authorises payment of registration fees and incidental expenses from Account 20006;
- 3 nominates Crs Rundle and Marwick to attend the Seminar on Environmental Protection Act. **CARRIED**

F21148 **PROPOSED SERVICE STATION AND LOCAL STORE, PT LOCATION 1866 NEAVES ROAD, MARIGINIUP - ENVIRONMENTAL CONDITIONS - [790-535]**

The City Planner reports that the Minister for the Environment has forwarded for Council consideration, environmental conditions for the proposed service station and local store on Pt Loc 1866 Neaves Road, Mariginuiup.

The conditions imposed relate to the desirability of limiting fuel leakage into the groundwater and the need for Environment Protection Authority approval should the proposal change.

Council initiated Amendment No 535 to Town Planning Scheme No 1 to accommodate the proposal and this has yet to be considered for preliminary approval by the Minister for Planning.

MOVED Cr Carstairs, **SECONDED** Cr Dammers that consideration of the environmental conditions for the proposed service station and local store on Pt Location 1866 Neaves Road, Mariginiup, be deferred for one month.

CARRIED

F21149 **RAMIFICATIONS OF LICENSING CLUBROOMS - [210-2]**

Cr Marwick asked whether Council had taken into consideration the possible effects on other user groups of the structural changes required to Council buildings to accommodate the granting of liquor licences.

MOVED Cr Carstairs, **SECONDED** Cr Dammers that a report be submitted to Community Services Committee on the ramifications of user groups obtaining liquor licences for clubrooms, in terms of changes to the building structure, and any effects on other user groups, with two buildings in each ward being selected as examples.

CARRIED

F21150 **PROVISION OF PUBLIC TELEPHONE FACILITIES - CRAIGIE PLAZA SHOPPING CENTRE - [501-2, 510-609]**

Cr Rundle asked whether Council could request the provision of a public telephone cabinet at Craigie Plaza Shopping Centre. The only existing public telephone is not available outside of commercial trading hours.

MOVED Cr Carstairs, **SECONDED** Cr Dammers that Council seeks the provision of a public telephone cabinet on Perilya Road, at Craigie Plaza Shopping Centre.

CARRIED

F21151 **PROPOSAL FOR REZONING FOR DEVELOPMENT OF RESTAURANT - YANCHEP HOLIDAY VILLAGE, LOT 49 (56) ST ANDREWS DRIVE, YANCHEP - [30/527]**

The City Planner reported that the owner of the Yanchep Holiday Village seeks to develop eating facilities for patrons of the village. He will be advised that rezoning of the subject area will be necessary as the use will need to be classified as "Restaurant" with the attendant development conditions, ie provision of car parking.

RECOMMENDATION

That Council advises the owner of the Yanchep Holiday Village that development of eating facilities will require rezoning to "Restaurant" and be subject to the provision of the necessary car parking requirements.

MOVED Cr Waters, **SECONDED** Cr Carstairs that consideration of the development of eating facilities at the Yanchep Holiday Village, Lot 49 (56) St Andrews Drive, Yanchep be deferred and referred back to Town Planning Committee.

CARRIED

Cr Rundle left the Chamber at this point, the time being 9.40 pm.

F91116 TECHNICAL SERVICES COMMITTEE

MOVED Cr Carstairs, **SECONDED** Cr Moloney that the Report of the Technical Services Committee Meeting held on 18 November 1991 be received.

CARRIED

ATTENDANCES

Councillors:	A M CARSTAIRS - Chairman	Central Ward
	W H MARWICK - Mayor	Central Ward
	H M WATERS - from 5.34 pm to 7.53 pm	North Ward
	G A MAJOR	South-West Ward
	W M SMITH - deputising for	
	Cr Edwardes from	
	7.07 pm to 7.57 pm	South Ward
	A V DAMMERS - Observer	Central Ward
	N RUNDLE - Observer	South-West Ward

Town Clerk:	R F COFFEY
City Engineer:	R T McNALLY
City Building Surveyor:	R FISCHER
City Parks Manager:	F GRIFFIN
Transport Manager:	B DONNELLY
Minute Clerk:	V GOFF

APOLOGY

An apology for absence was tendered by Cr Edwardes; Cr Smith deputised.

CONFIRMATION OF MINUTES

Correction

Item F11037 was incorrectly recorded as "Wanneroo Recreation Centre - Automatic Timer for Pottery Kiln"

The item should read:

"F11037 WHITFORD SENIOR CITIZENS CENTRE - AUTOMATIC TIMER FOR POTTERY KILN - [335-1]

Cr Freame requested the purchase of an automatic timer for the pottery kiln situated in the Whitford Senior Citizens Centre.

MOVED Cr Waters, **SECONDED** Cr Edwardes that:

- 1 it be recommended that Council purchase an automatic timer for the pottery kiln at Whitford Senior Citizens Centre;
- 2 the reallocation of unbudgeted funds for purchase of the timer be referred to Finance and Administrative Resources Committee. **CARRIED**

The Minutes of the Technical Services Committee Meeting held on 14 October 1991, amended as above, were confirmed as a true and correct record.

PETITIONS AND DEPUTATIONS

CONSTRUCTION OF PUBLIC BUILDINGS USING ALTERNATIVE BUILDING METHODS -
[210-2-3]

Mr G Rawson and Mr M Young of Kestral Homes addressed the Committee in relation to the construction of public buildings using alternative building methods.

Mr Rawson advised that several months ago, Councillors from the City of Wanneroo inspected the Landsdale Farm School which had been constructed using Kestral alternative building methods.

The school was built with a wall height of 2700 with polystyrene coated ceiling panels and Western Red Cedar external cladding.

Mr Rawson advised that the same basic building methods could be utilised to achieve a wall height of 3500, with timber lined ceilings and brick veneer cladding. This would give the building additional strength to enable the playing of indoor ball games and reduce the risk of damage or vandalism.

At present the Kestral building system has been used to construct a 9000 wide community purpose building in Esperance and a Fuel Sales facility at Hillarys Boat Harbour.

The Esperance building has only required two items of maintenance since its construction twelve months ago.

A community purpose building which would cost approximately \$300,000 using standard building methods could be constructed by Kestral's modular system at an approximate cost of \$90,000.

Mr Rawson produced samples of internal panelling and a melamine laminated board suitable for wet areas.

Mr Young, Kestral's Construction Engineer, advised that this building method could be adapted to suit a variety of community purpose building.

Following questions from Councillors, the Chairman thanked the deputation for addressing the Committee and advised that the matter would be considered later in the meeting. A recommendation would be formulated for consideration at the Council meeting later this month - Item F11131 refers.

DECLARATIONS OF PECUNIARY INTEREST

Nil

MEETING TIMES

Commenced: 5.30 pm
Closed: 8.10 pm

F11101 1991/92 PLANT REPLACEMENT PROGRAMME AMENDMENT - [208-6]

CITY ENGINEER'S REPORT F11101

The City Engineer seeks Council approval to include the replacement of three municipal vehicles in the 1991/92 Plant Replacement Programme. He seeks delegated authority to Technical Services Committee to accept tenders for these vehicles.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that Council:

- 1 includes plant numbers 95 015, 95 570 and 95 579 in the 1991/92 Plant Replacement Programme;
- 2 authorises the calling of tenders for the replacement of plant numbers 95 015, 95 570 and 95 579 in the November programme of vehicle purchases;
- 3 delegates authority to accept these tenders to the December meeting of the Technical Services Committee.

CARRIED

F11102 NEW PLANT/EQUIPMENT PURCHASES - MUNICIPAL FUND TENDER NOS 049 & 053-91/92 - [208-049-91/92, 208-053-91/92]

CITY ENGINEER'S REPORT F11102

In accordance with the programme adopted in August (Item F10801) tenders have been called for new and replacement plant, funded from the Municipal Fund.

The City Engineer gives details of the submissions received. Authority was delegated to the Technical Services Committee to accept tenders for this plant.

As empowered by the August meeting of Council, the Technical Services Committee accepted the following tenders as outlined in Attachment 1 to Report No F11102:

<u>Tender No</u>	<u>Company</u>	<u>Price</u>
------------------	----------------	--------------

049-91/92	Northside Nissan	\$12,567.27
053-91/92	Wacker Australia Ltd	\$11,500.00

Appendix VII refers

F11103 PLANT REPLACEMENT RESERVE - PURCHASE OF PLANT AND VEHICLES - TENDER NOS 050-052-91/92 - [208-6]

In accordance with the programme adopted in August (Item F10802) tenders have been called for the replacement of plant and vehicles to be funded from the Plant Replacement Reserve.

The City Engineer gives details of the submissions received. Authority was delegated to the Technical Services Committee to accept tenders for this plant.

As empowered by the August meeting of Council, the Technical Services Committee accepted the following tenders as outlined in Attachment 1 of Report No F11103:

<u>Tender No</u>	<u>Company</u>	<u>Changeover</u>
050-91/92	Total Turf	\$64,990.00
052-91/92	Skipper Trucks Belmont	\$56,541.00

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that Council:

- 1 endorses the replacement of Deutcher mowers, plant numbers 98 314, 98 316 and 98 318 in lieu of plant numbers 98 226, 98 227 and 98 210 respectively as listed in the 1991/92 Plant Replacement Programme;
- 2 approves the inclusion of its Deutcher mower, plant number 98 318 in Tender Number 051-91/92;

3 accepts the following submission in relation to Tender Number 051-91/92 as outlined in Attachment 1 to Report No F11103:

Tenderer Changeover

Rover Mowers (7)	\$12,991.00
Rover Mowers (1) Attachment A	\$ 1,690.00
N Thomas (98 688)	\$ 410.00 credit
D J Kirby (98 241)	\$ 560.00 credit

CARRIED

Appendix VIII refers

F11104 TENDER NO 065-91/92 - FRONT LOADER REFUSE BINS - [208-065-91/92]

CITY ENGINEER'S REPORT F11104

Tenders have been called for the supply of front loader refuse bins to complete the commercial rubbish trucks purchased in September.

The City Engineer gives details of the tender submissions received.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that Council:

1 accepts the prices submitted by Wastemaster for the supply of 1.5m³ and 3.0m³ Front Loader Refuse Bins as outlined on Attachment 1 to Report No F11104, in relation to Tender Number 065-91/92;

2 accepts the prices submitted by Nufab Industries Pty Ltd for the supply of 1.5m³ Front Loader Refuse Bins as outlined on Attachment 1 to Report No F11104, in relation to Tender Number 065-91/92. **CARRIED**

Appendix IX refers

F11105 TENDER NO 046-91/92 FOR THE SUPPLY AND DELIVERY OF A MOBILE PLAYGROUND UNIT - [208-046-91/92]

CITY PARKS MANAGER'S REPORT F11105

Council resolved to include funds in the 1991/92 Budget for a mobile playground unit to be utilised at various parks throughout the municipality.

Tenders have now been called for the supply and delivery of this equipment.

The City Parks Manager gives details of the tender submissions received.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that Council accepts the tender price of \$47,000 submitted by Ausplay for the supply and delivery of a mobile playground unit, as outlined in Attachment 1 to Report F11105. **CARRIED**

Appendix X refers

F11106 JOONDALUP ADMINISTRATION BUILDING - ACCESS CONTROL SYSTEM - TENDER NO 048-91/92 - [208-048-91/92, 210-2-5]

CITY BUILDING SURVEYOR'S REPORT F11106

In July 1990, Council sought advice concerning the installation of a Keycard Security System for the Joondalup Administration Building.

A report concerning various issues of security relating to the Joondalup Administration Building was considered at the October Policy & Resources Committee Meeting (Item F51002 refers) and a number of recommendations were made, including the replacement of the existing external/internal door key cylinders with a computerised key control management system. These recommendations were subsequently deferred and referred back to Technical Services Committee.

The City Building Surveyor gives details of tender submissions received for the security management and access control system of the Joondalup Administration Building.

RECOMMENDATION

That Council:

- 1 accepts the tender price of \$39,795 submitted by Wormald Security for the installation of an Access Control System for the Joondalup Administration Centre, as outlined on Attachment 1 to Report F11106 in relation to Tender No 048-91/92;
- 2 lists for consideration in the 1992/93 draft Budget, funds for the:
 - (a) installation of a Security Management System for the Joondalup Administration Centre;
 - (b) alterations to the Ground Floor of the Administration Building;
 - (c) introduction of an identification card system at the Administration Centre for employees, contractors and visitors;

3 authorises preparation of sketch plans and costings for alterations to the Ground Floor, Joondalup Administration Centre.

THIS MATTER HAS BEEN RECOMMENDED TO BE SET ASIDE UNDER ITEM F31142

F11107 SUPPLY AND ERECTION OF FENCING CONTRACT NO 139-90/91 - [208-139-90/91]

CITY ENGINEER'S REPORT F11107

The City Engineer reports that Perimeter Fencing, who were awarded a contract to provide security fencing for drainage sumps, have breached the General Conditions of their Contract.

He seeks Council approval to terminate the existing contract and recall tenders for the supply and erection of security fencing for the period 1 January 1992 to 30 June 1992.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that Council:

- 1 terminates contract number 139-90/91 with Perimeter Fencing for the supply and erection of sump security fencing only;
- 2 recalls tenders for the supply and erection of sump security fencing in accordance with tender number 139-90/91 for the period 1 January 1992 to 30 June 1992;
- 3 advises Perimeter Fencing accordingly. **CARRIED**

F11108 INCREASE TO TENDER PRICE - TENDER NO 030-91/92 - [208-030-91/92]

CITY ENGINEER'S REPORT F11108

In September (Item F10906) Council resolved to accept the tender price submitted by Centre Ford for the supply of a Ford Laser KF model sedan (Tender No 030-91/92).

The City Engineer reports that the KF Ford Laser has now been replaced by the KH model and a 1.5% price increase has occurred.

He seeks Council endorsement of the manufacturer's acceptance of the revised price.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that Council endorses the City Engineer's approval of the increase to the nett changeover price from \$11,976 to \$12,105 at Tender No 030-91/92 for the supply of a Ford Laser sedan by Centre Ford. **CARRIED**

F11109 CONCESSIONS TO LOCAL TRADE - [208-0]

CITY ENGINEER'S REPORT F11109

In September (Item F10945) Council resolved that a report be submitted to Technical Services Committee on the cost and ramifications of concessions to local trade persons during the tender process. There was a policy, adopted by Council in 1981, which offered a concession to local businesses in order to provide employment opportunities and to promote business in the Wanneroo area.

The City Engineer provides details of the tendering process, which is carried out in accordance with the Local Government Accounting Directions. He concludes that as businesses are now well established in Wanneroo and compete for trade throughout the Perth Metropolitan area, it may be considered prudent to review Council's policy.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that Council amends its purchasing policy to offer equitable trading conditions to all suppliers.

CARRIED

F11110 **ENGINEERING DEPARTMENT CURRENT WORKS - [201-2]**

CITY BUILDING SURVEYOR'S REPORT F11110

The City Engineer reports on major road works, drainage, pedestrian and cycle paths, traffic treatments, car parks, road maintenance, street lighting, refuse disposal and subdivisional development for the period up to 8 November 1991.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that CITY ENGINEER'S REPORT F11110 be received. **CARRIED**

F11111 **STREET LIGHTING, TRAFFIC LIGHTS AND WARNING SIGNS - [220-0]**

CITY ENGINEER'S REPORT F11111

The City Engineer gives details of a confirmed 1991/92 works programme from the Main Roads Department, which includes resealing of various intersections on Wanneroo Road, a footbridge for the Mitchell Freeway at Edgewater and a bridge and interchange at Ocean Reef Road and Mitchell Freeway.

The Main Roads Department has endorsed the installation of regulatory signage in Winton Road, Joondalup, at the intersection with Cord Street.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that CITY ENGINEER'S REPORT F11111 be received. **CARRIED**

F11112 **REPORT OF TASK FORCE ON ROAD FUNDING - [540-0, 312-2]**

CITY ENGINEER'S REPORT F11112

The City Engineer reports that as a result of growing concern at a decline in funding for roads in 1989, the State Government set up a Task Force to enquire into the need for increased Local Government road funding.

The study has revealed that the existing road network is adequate for users but a significant increase in funding will be required to maintain the current levels.

A large number of roads constructed between the mid 1950s and mid 1970s will need replacement over the next two decades. The study report provides proposals to increase the pavement life of roads and substantially reduce replacement costs.

Council's Engineering Department is currently upgrading its inventory and providing a condition report on each road as part of a computerised Pavement Programme System, which will provide a basis for a five year reconstruction, resurfacing and rehabilitation programme.

The responsibility for allocating the road funds was transferred to the State Grants Commission in 1986. Consequently, funding - General Purpose Grants for Local Government - is not necessarily allocated to roads.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that CITY ENGINEER'S REPORT F11112 be received. **CARRIED**

F11113 **FOOTPATH - MATISSE WAY, KINGSLEY - [510-1932]**

CITY ENGINEER'S REPORT F11113

The Halidon P & C Association has requested the provision of a footpath in Matisse Way, Kingsley, between Pollock Court and the school.

The City Engineer reports that, following studies of the site and discussions with parents, construction of a footpath is supported, at an estimated cost of \$6,100.

He advises that funds for these works are available from unexpended monies on completed footpath projects.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that:

- 1 Council constructs a footpath in Matisse Way, Kingsley linking the Halidon Primary School to Pollock Court, as outlined on Attachment 1 to Report F11113;
- 2 the reallocation of unexpended funds from completed footpath works for this project be referred to the Finance and Administrative Resources Committee - Item F31125 refers.

CARRIED

Appendix XI refers

F11114 **PARKING PROHIBITIONS WANNEROO SHOPPING CENTRE - [30-423]**

CITY ENGINEER'S REPORT F11114

The Managing Agent of the Wanneroo Shopping Centre seeks Council approval to erect bollards at the Wanneroo Road car park entry/exit point to the Shopping Centre, to prevent motorists using the area for all day parking.

The City Engineer reports that Council guidelines require that bollards be used to complement verge parking prohibitions. He seeks Council approval to amend the existing prohibition signs to include carriageway and verge. The Main Roads Department has indicated its support for such a proposal.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that Council:

- 1 amends the existing "NO STANDING ANY TIME" prohibition signs at the south east corner of Wanneroo Road/Conlan Avenue intersection to "NO STANDING ANY TIME CARRIAGEWAY OR VERGE" as shown on Attachment 2 to Report F11114;
- 2 amends the existing "NO PARKING ANY TIME" prohibition signs along the eastern section of Wanneroo Road, south of Conlan Avenue to the car park entry/exit, to "NO STANDING ANY TIME CARRIAGEWAY OR VERGE" as shown on Attachment 2 to Report F11114;
- 3 approves the installation of bollard verge barriers in Wanneroo Road for the section of verge parking prohibition, subject to the treatment being to the satisfaction of the City Engineer. **CARRIED**

Appendix XII refers

F11115 **PARKING PROHIBITIONS - CREANEY PRIMARY SCHOOL, KINGSLEY - [510-1504]**

CITY ENGINEER'S REPORT F11115

The Principal of Creaney Primary School has requested the revocation of a section of parking prohibitions in Creaney Drive, Kingsley, as parking for parent motorists has become difficult.

The City Engineer reports that the installation of pedestrian refuge islands restricts parking in a section of Creaney Drive, close to the school.

Following consultation with school officials, he seeks Council approval to revoke parking prohibitions on the south side of Creaney Drive between the school car park driveways.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that Council revokes the section of the "NO PARKING CARRIAGEWAY OR VERGE, 8.15.am - 9.15.am - 3.00.pm - 4.00.pm, MONDAY TO FRIDAY" prohibition on the south side of Creaney Drive, between the Primary School car park driveways, as shown on Attachment 2 to Report F11115.

CARRIED

Appendix XIII refers

F11116 **DUNCRAIG PRIMARY SCHOOL PICK UP\SET DOWN BAYS - [510-71]**

CITY ENGINEER'S REPORT F11116

In April (Item F10416) Council approved a series of traffic management treatments for roads around Duncraig Primary School. These include pedestrian refuge islands and the construction of parking embayments in Currajong Road and Virginia Street.

Council resolved to seek a contribution, on a dollar for dollar basis, from the Ministry of Education for proposed embayment works, which were estimated to cost \$24,000.

The City Engineer reports that the Education Department has approved an amount of \$12,000 for these works.

As funds for this project have not been allocated, he seeks Council approval for a reallocation of unexpended funds from various completed projects, with the balance being available from Junction Treatments and Pedestrian Facilities, to facilitate these works.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that:

1 Council:

(a) approves the construction of the parking embayments in Currajong Road and Virgilia Street, Duncraig, as shown on Attachment 1 to Report F11116, at an estimated cost of \$24,000 with a 50% contribution from the Ministry of Education;

(b) advises the Ministry of Education accordingly;

2 the reallocation of funds for this project from accounts 33140 - Bus Bay Various Localities and 33047 - Gngalara Road Passing Lane be referred to the Finance and Administrative Resources Committee - Item F31125 refers.

CARRIED

Appendix XIV refers

F1117 PARKING PROHIBITIONS - ASHWOOD COURT, CRAIGIE - [510-1464]

CITY ENGINEER'S REPORT F11117

Residents of Ashwood Court, Craigie, have petitioned Council seeking the installation of parking prohibitions to prevent motorists attending Warrandyte Reserve from parking in this cul-de-sac.

The City Engineer considers the prohibitions are warranted and seeks Council approval for their installation.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that Council:

1 installs "NO PARKING 8.00.am-6.00.pm SATURDAY, SUNDAY AND PUBLIC HOLIDAYS" signs in Ashwood Court, Craigie, as shown on Attachment 1 to Report No F11117;

2 installs "NO STANDING ANY TIME, CARRIAGEWAY OR VERGE" signs at the Ashwood Court and Warrandyte Drive junction, Craigie, as shown on Attachment 1 to Report F11117.

CARRIED

Appendix XV refers

F1118 PETITION OBJECTING TO PUBLIC OVER-USE OF MAWSON PARK, HILLARYS - [061-238]

CITY ENGINEER'S REPORT F11118

In October (Item F91007) residents of Hillarys petitioned Council expressing concern at the traffic situation generated by the usage of Mawson Park.

The City Engineer gives reasons why he does not support the restriction of these roads to local traffic, but suggests that residents register their verges so that unauthorised vehicles are prohibited from parking near their properties.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that CITY ENGINEER'S REPORT F11118 be received. **CARRIED**

F11119 PETITION EXPRESSING CONCERN AT TRAFFIC SPEEDS IN BELTANA ROAD, CRAIGIE - [510-606]

CITY ENGINEER'S REPORT F11119

In September (Item F90910) residents of Beltana Road, Craigie, petitioned Council expressing concern at the speed of traffic in the street.

The City Engineer gives details of the principal area of traffic concern between Kadina and Spinaway Streets where children from three schools cross.

He suggests that the construction of a pedestrian refuge island at this point will reduce the road width and lead to some reduction in vehicle speeds.

The Main Roads Department has been requested to erect "Children Crossing" signs along Beltana Road and advise the schools of their option for a volunteer guard crossing operating under Police Traffic Branch supervision.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that Council:

- 1 lists for consideration in the draft 1992/93 Budget, the construction of a pedestrian refuge island and associated works in Beltana Road, Craigie, as outlined on Attachment 2 to Report F11119 at an estimated cost of \$9,500;
- 2 advises the petitioners accordingly. **CARRIED**

Appendix XVI refers

F11120 DRIVER BEHAVIOUR - CLOVER SQUARE, GIRRAWHEEN - [510-1116]

CITY ENGINEER'S REPORT F11120

In September (Item F91011) residents in Girrawheen petitioned Council expressing concern about driver behaviour in Clover Square, Girrawheen. Many drivers cut corners around the bends, which have been constructed with an eyebrow pavement configuration.

The City Engineer reports that a traffic survey indicates Clover Square functions as a residential street and the traffic is predominantly local in nature.

He suggests that the installation of centre line pavement markings around the bends may assist in controlling motorists' behaviour.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that Council:

- 1 requests the Main Roads Department to delineate the bends in Clover Square with a painted centre line;
- 2 advises the petition co-ordinator accordingly. **CARRIED**

F11121 EXTRACTIVE INDUSTRY - ROAD MAINTENANCE CHARGES - [530-4, 303-3]

CITY ENGINEER'S REPORT F11121

In 1989 Council amended its Extractive Industry By-laws to facilitate recovery of costs for the maintenance and rebuilding of roads damaged by heavy quarry trucks.

Quarry operators have been unwilling to finalise an agreement and have been negotiating with Council via the Confederation of WA Industry.

The Confederation has now advised Council that its members will not agree to a road maintenance charge based on the volume of material extracted from quarries.

The City Engineer reports on the options available to Council in relation to the road maintenance charge provisions.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that:

- 1 Council:
 - (a) defers legal action against extractive industry operators and landowners in relation to the road maintenance charge provisions while the Town Clerk and City Engineer undertake negotiations with the operators on an appropriate contribution to road maintenance;
 - (b) authorises the Town Clerk to accept a negotiated settlement in full satisfaction of the road maintenance charge contribution conditions on developments;
 - (c) seeks the support of the Local Government Association in pressuring the Federal Government to allocate a percentage of funds collected from fuel tax for the maintenance of roads;

2 a report be submitted to the March 1992 meeting of the Technical Services Committee on any quarry operation which has not met all its development conditions. **CARRIED**

F11122 AMENDMENT TO CONSTITUTION OF MINDARIE REGIONAL COUNCIL - [508-5-5]

TOWN CLERK'S REPORT F11122

The Town Clerk reports that the Constitution Agreement of the Mindarie Regional Council formalises the relationship between the Cities of Perth, Stirling and Wanneroo, in the conduct of waste disposal operations within the boundaries of the Regional Council (comprised of the total area of those municipalities).

By virtue of that Constitution Agreement, each constituent council participates in an individual legal relationship with the Regional Council. The Constitution Agreement defines that relationship in terms of statutory and contractual obligations, and operational requirements.

The current wording of the Constitution Agreement presents something of an anomaly in that the initial intent of all parties to co-operate in operational matters, including the delivery of waste to a designated disposal site, has not been adequately addressed in the legal drafting. It is now evident that constituent councils are not legally bound by the Constitution Agreement to deliver up to the Regional Council waste for treatment or disposal. However, the conduct of waste treatment or disposal operations by a constituent council within the boundaries of the Regional Council is precluded.

Further, the Constitution Agreement imposes a legal obligation on constituent councils to honour financial commitments to the Regional Council. Consequently, although a constituent council may resolve to dispose of waste other than at a location designated by the Regional Council, it will effectively pay twice for that right.

The Town Clerk submits, for Council consideration, the wording of two additional clauses for insertion into the Constitution Agreement, which will define the initial intent of the constituent municipalities.

RECOMMENDATION

That Council:

1 supports the proposed amendment to the Mindarie Regional Council Constitution Agreement by the insertion of clauses 5.3 and 5.4 to preclude a breach of the designated function of the Regional Council by a constituent council;

2 advises the Mindarie Regional Council accordingly.

Cr Waters dissented.

ADDITIONAL INFORMATION

The Town Clerk reported that, as the matter is currently being considered by Council's solicitors, he would ask that Council defers consideration to Technical Services Committee. A report will be submitted to the December meeting of that Committee.

MOVED Cr Edwardes, **SECONDED** Cr Davies that:

- 1 consideration of amendment to the constitution of Mindarie Regional Council be deferred;
- 2 a report be submitted to the December meeting of Technical Services Committee. **CARRIED**

F11123 **ELECTIONS - CANDIDATES' SIGNS - [509-0]**

CITY ENGINEER'S REPORT F11123

In October (Item F91004) nineteen residents of the municipality petitioned Council requesting that the erection of roadside advertising signs for candidates seeking election to Local, State and Federal Governments be disallowed, on the grounds that it is unsightly and creates a potential traffic hazard.

The City Engineer reports on Council policy relating to the erection of electioneering signs. He considers the petitioners' assertions that the signs present a traffic hazard cannot be substantiated.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that CITY ENGINEER'S REPORT F11123 be received. **CARRIED**

Cr Rundle entered the Chamber at this point, the time being 9.44 pm.

F11123A **ELECTIONS - CANDIDATES' SIGNS - [509-0]**

RECOMMENDATION

That Council retains its policy to permit the erection of roadside advertising signs for candidates seeking election for Local, State and Federal Governments.

MOVED Cr Carstairs, **SECONDED** Cr Waters that:

- 1 recommendation of the Committee not be adopted;
- 2 Council abolishes its policy in relation to roadside advertising signs for candidates seeking election for Local, State and Federal Governments. **CARRIED**

F11124 **DAMAGE TO MAYOR'S CAR - COST OF REPAIRS AND CHANGE OF NUMBER PLATE - [507-1]**

CITY ENGINEER'S REPORT F11124

In October (Item F91017) Council requested a report giving details of the damage sustained to the Mayoral car when Cr Duffy was hit by a kangaroo, ie the cost of repairs and the change of number plate.

The City Engineer reports on the cost of repairs which were undertaken by Wanneroo Smash Repairs on the authority of Council's insurers.

On the return of the vehicle to the Works Depot, it was noticed that the front number plate was missing. Wanneroo Smash Repairs advised that the plate was not on the vehicle when it was presented to their workshop.

The rear plate was surrendered to Warwick Police Licensing Authority and a new set of plates obtained.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that CITY ENGINEER'S REPORT F11124 be received. **CARRIED**

F11125 **MONTHLY REPORT - BUILDING DEPARTMENT - [201-0]**

CITY BUILDING SURVEYOR'S REPORT F11125

The City Building Surveyor reports on the number and volume of building licences issued during the month of October, building control activity, progress of building works projects, swimming pool inspections and the issue of infringement and prosecution notices.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that Council:

- 1 endorses the action taken in relation to the issuing of Licences as set out in Attachment A to Report F11125;
- 2 in accordance with the provisions of Section 401 (1)(c) of the Local Government Act serves a Notice on the owners of Lot 258 (8) Dorandal Court, Alexander Heights, requiring that the fence be brought into conformity with Council By-laws;
- 3 instigates prosecution proceedings against the owner of Lot 426 (154) Ocean Drive, Quinns Rocks for carrying out construction without a building licence;
- 4 in accordance with the provisions of Section 411 (1) of the Local Government Act serves a Notice on the owners of Lot 73 (17) Turnatt Way, Wanneroo requiring that the non-complying pergola structure be brought into conformity with Council requirements. **CARRIED**

Appendix XVII refers

F11126 **ATLAS LIGHTWEIGHT CONCRETE - THERMALITE LINTELS - [210-2-3]**

CITY BUILDING SURVEYOR'S REPORT F11126

In October (Item F11024) Council deferred a report on the unauthorised use of Thermalite lintels pending receipt of further information.

The City Building Surveyor reports on a meeting held between engineering staff of the Atlas Lightweight Concrete factory, where the lintels are produced, and Council's consulting engineer and building officers.

The consulting engineer found that the lintels are structurally adequate for the purpose for which they were designed. However, the bearing on both ends of the lintel should be greater than that specified by the manufacturer.

Atlas Lightweight Concrete has confirmed that it is seeking a certificate of accreditation from the Australian Uniform Building Regulations Co-ordinating Council for the use of the lintels.

The City Building Surveyor advises that, as the lintels used were not specified steel lintels, there is a departure from the approved plans by Homestyle Pty Ltd and J Corp Pty Ltd.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that Council:

- 1 ratifies the action of the City Building Surveyor in seeking a consulting engineer's opinion on the lightweight concrete lintels;
- 2 in accordance with the provision of Section 374 (b) of the Local Government Act instigates prosecution proceedings against;
 - (a) Homestyle Pty Ltd for departure from the approved plans for 19 dwellings;
 - (b) J Corp Pty Ltd for departure from the approved plans for one dwelling. **CARRIED**

F11127 **BUILDERS' RUBBISH - [210-0, 325-19]**

CITY BUILDING SURVEYOR'S REPORT F11127

The Ocean Reef Residents Association (Inc) has requested that Council requires builders to provide bulk bins for disposal of rubbish on building sites, as a condition of building approval.

The City Building Surveyor advises that, if Council were to impose such a requirement, the additional expense of the bulk bin would be passed on to the owner.

Council's officers notify builders if they observe an untidy site. If the builders do not respond, they may then be penalised under the Litter Act.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that Council:

- 1 reminds builders of their responsibility to control the spread of litter on building sites by a notation on the building approval;
- 2 issues a press release advising that the City of Wanneroo will be enforcing the Litter Act in relation to the spread of litter from building sites;

3 advises the Ocean Reef Ratepayers Association (Inc) accordingly.
CARRIED

F11128 STATION SQUARE TUNNEL, JOONDALUP CITY CENTRE - [30/3794]

CITY BUILDING SURVEYOR'S REPORT F11128

The Joondalup Development Corporation seeks an exemption for building licences for both the preliminary works and the construction of the Station Square tunnel in Joondalup City Centre, on the grounds that the tunnel is not a building, but a concrete slab over a railway track.

The City Building Surveyor informed the Joondalup Development Corporation that the works, by definition including future implications, constituted building work and a building licence is required to be lodged immediately, as some works had commenced.

Council has the power to vary the gazetted scale of fees in individual cases, and the City Building Surveyor seeks Council approval to accept a building fee of 0.1% of the construction value of the Station Square Tunnel.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that Council accepts the building fee lodged by Joondalup Development Corporation for the construction of the Station Square Tunnel comprising 0.1% of the construction cost, totalling \$2,300.**CARRIED**

F11129 BUILDING LICENCE EXPIRY - LOT 104 (8) WITTENOOM PLACE, DUNCRAIG: A NASO - [2022/104/8]

CITY BUILDING SURVEYOR'S REPORT F11129

In accordance with the Building Regulations 1989, the builder of the proposed dwelling at Lot 104 (8) Wittenoom Street, Duncraig, has been requested to submit a new application for a building licence, as the old one has expired.

The City Building Surveyor reports that the proposed residence has been a matter of contention since the original application was submitted in 1985, due mainly to disputes relating to boundary clearances and construction of retaining walls.

Since the original building licence was issued, the builder has erected a reinforced concrete retaining wall on the boundary, but no work has commenced on the actual residence.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that Council requires the submission of a new application for a building licence, which complies with the current Residential Planning Codes, for the residence at Lot 104 (8) Wittenoom Place, Duncraig. **CARRIED**

F11130 APPEAL TO REFEREES - LOT 426 (154) OCEAN REEF DRIVE, QUINNS ROCKS - [403/426/154]

CITY BUILDING SURVEYOR'S REPORT F11130

In July (Item F10733) Council endorsed the service of Notices on the owners of Lot 426 (154) Ocean Drive, Quinns Rocks, in respect of an unauthorised, unstable masonry fence, and gave the owners right of appeal to referees.

The City Building Surveyor gives details of two consulting engineers who have been appointed to act as Council's referees.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that, in accordance with the provisions of Section 401 and Division 19 of the Local Government Act, Council nominates Mr B Mier as referee and Mr G Chadwick as proxy in respect of the Appeal lodged by Mr O J Spires of Lot 426 (154) Ocean Drive, Quinns Rocks against Council's requirements. **CARRIED**

F11131 CONSTRUCTION OF PUBLIC BUILDINGS USING ALTERNATIVE BUILDING METHODS - [210-2-3]

CITY BUILDING SURVEYOR'S REPORT F11131

In October (Item F91036) Council requested that a report be submitted to Technical Services Committee on prefabricated buildings for public or community purposes.

The City Building Surveyor gives details of the advantages and disadvantages of using the alternative building methods for public buildings. He also gives details of the requirements of the Building Codes of Australia for public buildings.

He considers that although these buildings could provide fast-build accommodation for a limited range of user groups, ie playgroups, the susceptibility to internal damage, vandalism and high maintenance costs may outweigh any capital cost advantages.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that, when a suitable project is identified, Council prepares tender documents in such a way that alternative building methods could be offered, subject to:

- 1 the requirements of the Building Code being met;
- 2 operating and ongoing maintenance costs being taken into account when considering the tenders. **CARRIED**

F11132 COST OF ELECTRICAL SERVICES - [280-2]

CITY BUILDING SURVEYOR'S REPORT F11132

In September (Item F40937) Council requested a report on the cost of electrical services to the City of Wanneroo.

The City Building Surveyor gives details of the process of calling annual tenders for the supply of electrical maintenance services for the whole of the municipality.

In May 1990 the submission from Wanneroo Electrics was selected as the most advantageous to the City and, towards the end of the twelve month period, the option contained in the tender, of extending the contract for a further twelve months, was exercised.

The City Building Surveyor confirms that Wanneroo Electrics has provided electrical maintenance services to the City, under contract, for more than ten years, and the work is carried out in more than satisfactory manner.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that CITY BUILDING SURVEYOR'S REPORT F11132 be received.**CARRIED**

F11133 **WHITFORD RECREATION CENTRE - POWER USAGE - [330-8-1]**

CITY BUILDING SURVEYOR'S REPORT F11133

In October (Item F11026) Council resolved that a report be submitted to Technical Services Committee on the outcome of a further detailed investigation into power usage at the Whitford Recreation Centre.

The City Building Surveyor reports that the SECWA account for the Whitford Recreation Centre is apportioned on a percentage basis of Building Department - 80%, Parks Department - 20%.

A comparison of the power costs of Whitford with two other recreation centres appears to show, however, that the division of costs does not represent fairly the usage in the Whitford Recreation Centre. He suggests an adjustment of the percentage to bring the costs, in respect of the building, to a similar level to the Girrawheen and Sorrento/Duncraig Recreation buildings.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that CITY BUILDING SURVEYOR'S REPORT F11133 be received.**CARRIED**

F11134 **YANCHEP BEACH KIOSK - LEACH DRAIN REPLACEMENT - [765-16-2]**

CITY BUILDING SURVEYOR'S REPORT F11134

The City Building Surveyor reports on urgent works which have been carried out at Yanchep Beach Kiosk to repair the septic system.

He gives details of the cost of the work and seeks Council approval for the reallocation of funds for this urgent maintenance problem.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that:

- 1 Council authorises expenditure of \$12,783 to repair the septic system for the Yanchep Beach Kiosk, toilets and changerooms;
- 2 provision of unbudgeted funds to facilitate this leach drain replacement be referred to Finance and Administrative Resources Committee - Item F31125 refers.

CARRIED

F11135 OUTDOOR AREA - DUNCRAIG CHILDRENS SERVICES BUILDING - [303-9-1]

CITY BUILDING SURVEYOR AND CITY PARKS MANAGER'S REPORT F11135

In October (Item F91039) Council sought a report on the retaining of the land and the topography of the outside area at Duncraig Childrens Services Building, together with other additional costs on completing the project to provide a level playing area.

The City Building Surveyor and City Parks Manager give details of the costs for this work and other outstanding items relating to completion of the building and surroundings.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that:

- 1 Council retains fill, fences and fully landscapes the area surrounding the Duncraig Youth Services Building;
- 2 provision of unbudgeted funds to facilitate the external works at Duncraig Youth Services Building be referred to Finance and Administrative Resources Committee- Item F31125 refers. **CARRIED**

F11136 CONSERVATION AND MANAGEMENT REPORT - GLOUCESTER LODGE MUSEUM - [307-1]

CITY BUILDING SURVEYOR'S REPORT F11136

In Council's 1991/92 Budget, funds were allocated for the preparation of a Conservation and Management Plan for the Gloucester Lodge Museum.

The City Building Surveyor gives details of a proposal by John Pidgeon, Architect, and seeks Council approval to commission the work.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that Council accepts the proposal from John Pidgeon, Architect, for a Conservation and Management Report for Gloucester Lodge Museum at a cost of \$8,620, with funds being drawn from Allocations 32467 and 32416. **CARRIED**

F11137 WANNEROO WATER WORLD - HEAT RECLAIM COIL REPLACEMENT - [680-12]

CITY BUILDING SURVEYOR'S REPORT F11137

A claim relating to the replacement of the heat coil at Wanneroo Water World has been settled with DBM Contractors, on a 50% apportionment basis. Council agreed to settle this claim in September (Item F70907).

The City Building Surveyor advises that this work should proceed in the near future.

He suggests that it would be prudent to increase the life of the coil by upgrading its corrosion resistance and including modifications to the air discharge duct, and seeks Council approval to instigate this work at the same time.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that:

- 1 Council authorises the installation of the heat reclaim coil at Wanneroo Water World by DBM Contractors;

2 the allocation of funds of \$20,070 be referred to the Finance and Administrative Resources Committee - Item F31125 refers. **CARRIED**

F11138 ANNUAL MAINTENANCE CLOSEDOWN - WANNEROO WATER WORLD - [680-1]

CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT F11138

The City Recreation and Cultural Services Manager reports on several items of maintenance and general housekeeping that will necessitate the closure of Wanneroo Water World.

He suggests that the least disruptive time to undertake these works is 21 December to 25 December 1991, and anticipates that all items should be completed in that time.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that Council endorses the closure of Wanneroo Water World for annual maintenance works from Saturday, 21 December 1991 to Wednesday, 25 December 1991 inclusive.

CARRIED

F11139 SWIMMING POOL INSPECTION FEE - PENSIONERS' ACTION GROUP - [210-8]

CITY BUILDING SURVEYOR'S REPORT F11139

The Pensioners' Action Group (Inc) has written to Council seeking financial assistance concerning the swimming pool inspection fee.

The City Building Surveyor reports that Councils are empowered by the State Government to charge a maximum inspection fee of \$50. However, Council set its inspection fee at \$32, with no provision for a reduced fee for any particular group.

He concludes that the overall inspection fee of \$32 will most probably reduce in forthcoming years as the frequency of inspections reduces. It would therefore be inappropriate to establish any reduction in charges to any particular group.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that Council:

1 does not grant a Swimming Pool Inspection Fee concession for the financial year 1991/92;

2 advises the Pensioners' Action Group that it anticipates the fee will be substantially reduced in subsequent years, due to the reduced frequency of inspections required thereby reducing any need for a rebate. **CARRIED**

F11140 PROPOSED ON-ROOF SIGN: LOT 85 WANNEROO ROAD, WANNEROO - [30/228]

CITY BUILDING SURVEYOR'S REPORT F11140

An application has been re-submitted by Australian Posters for approval to erect an on-roof sign at Lot 85 Wanneroo Road, Wanneroo.

An identical application was referred to the June 1991 Meeting of Council and refused (Item F10630).

The applicant has re-submitted the application sign details with the intention of lodging a complaint to the Court of Summary Jurisdiction, in accordance with the provisions of Section 222 of the Local Government Act.

The proposed 38 square metre sign is to be located on top of a two-storey building. The City Building Surveyor considers it would be injurious to the amenity and beauty of the area.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that Council refuses the application from Australian Posters for a proposed on-roof sign to be erected at Lot 85 Wanneroo Road, Wanneroo. **CARRIED**

F11141 PROPOSED RETAINING WALLS: LOT 278 (18) CLONTARF STREET, SORRENTO - [14/278/18]

CITY BUILDING SURVEYOR'S REPORT F11141

The owner of Lot 278 (18) Clontarf Street, Sorrento, seeks Council approval to construct limestone retaining walls exceeding 2000 in height, on the rear and right hand boundaries of the property.

The City Building Surveyor advises that the reason given for construction of the retaining walls is to level an area suitable for a half-court tennis court.

The applicant has been requested to seek written comments from the adjoining owners.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that Council approves the construction of limestone retaining walls at Lot 278 (18) Clontarf Street, Sorrento, to a maximum height of 2600, subject to receipt of favourable written comments from the adjoining owners. **CARRIED**

F11142 MONTHLY REPORT FOR OCTOBER 1991 - PARKS DEPARTMENT - [201-5]

CITY PARKS MANAGER'S REPORT F11142

The City Parks Manager reports on the major areas of work carried out by the groundstaff in October.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that CITY PARKS MANAGER'S REPORT F11142 be received. **CARRIED**

F11143 UTILISATION STUDY OF PARKS, RESERVES AND FORESHORES IN THE CITY OF WANNEROO - [250-1]

CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT F11143

In September (Item F40920) Council resolved that a report be submitted to the Technical Services Committee on the feasibility of incorporating the

recommendations of the Utilisation Study of Parks, Reserves and Foreshores into the planning of the City's parks and foreshores area.

The City Recreation and Cultural Services Manager reports that comments from the Parks, Building, Town Planning and Engineering Departments have been very favourable and the majority of the recommendations of the study will be put into practice as appropriate.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that Council incorporates the recommendations of the Utilisation Study of Parks, Reserves and Foreshores into the future planning of the City's Parks and Foreshore areas as appropriate. **CARRIED**

F11144 **MARANGAROO GOLF COURSE - POLICY CHANGES - [620-0]**

CITY PARKS MANAGER'S REPORT F11144

Messrs Duncan and Crosbie, the Course Controllers at the Marangaroo Golf Course have requested Council to give consideration to changing two policies in relation to the running of the Golf Course.

The Course Controllers would like to see a concession given to all students who hold a bus pass issued by the school authorities.

The second policy relates to refund of money after a person has paid for a game. On some occasions, players pay for eighteen holes and, due to delays on the course, only play nine holes.

The City Parks Manager seeks Council approval to introduce a system for the refund of playing fees equivalent to the price of a nine hole game to players who have not had time to commence the second nine holes.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that Council:

- 1 abolishes the present rules in relation to concession fees for school children at the Marangaroo Golf Course and institutes a system of concession fees for all school children who can produce a school bus pass issued by the school headmaster;

- 2 approves the introduction of a system for refund of playing fees equivalent to the price of a nine hole game to players who have paid for eighteen holes and have not enough time to commence the second nine holes. **CARRIED**

F11145 **MARANGAROO GOLF COURSE PRO-AM - [620-0]**

CITY PARKS MANAGER'S REPORT F11145

Over the past four years, Council has considered a Pro-Am Golf Tournament at Marangaroo Golf Course on the Sunday closest to the original opening day of Sunday, 27 March.

The City Parks Manager suggests that the closest Sunday to the anniversary date, which does not conflict with other Tournaments conducted by the Professional Golfers Association, is Sunday 22 March 1992.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that CITY PARKS MANAGER'S REPORT F11145 be received. **CARRIED**

F11146 **VENTURI PARK - PROPOSED JOINT VENTURE WITH ESANDA - [061-226]**

CITY PARKS MANAGER'S REPORT F11146

Council's 1991/92 Budget included funds for development of Venturi Park, Ocean Reef in conjunction with Esanda Pty Ltd (now Analed Pty Ltd).

The initial offer of \$20,000 and installation of a bore hole, has now been withdrawn by Analed Pty Ltd, due to another drainage agreement entered into.

The City Parks Manager suggests that surplus funds be reallocated from Gibson Park to Venturi Park to ensure completion of the proposed Capital Works.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that:

- 1 Council undertakes full development of Venturi Park, Ocean Reef, with no financial contribution from Esanda Pty Ltd (now Analed Pty Ltd);
- 2 the reallocation of unexpended funds from Account 29293 - Gibson Park, Padbury, to offset the withdrawn contribution be referred to Finance and Administrative Resources Committee - Item F31125 refers.

CARRIED

F11147 **BONNIE DOON PARK, CONNOLLY - PLAY EQUIPMENT - [061-421]**

CITY PARKS MANAGER'S REPORT F11147

The reserve known as Bonnie Doon Park, located on Bonnie Doon Gardens and Marmion Avenue, Connolly, was constructed and fully reticulated by the developer, Adelaide Steamship Company. It has not yet been vested in Council's care and control.

The City Parks Manager reports that this part of the suburb is completely without play equipment, and funds are not available in the current Budget. He suggests that Central Ward Councillors may care to contribute to the purchase of play equipment, on condition that the funds be spent when Council receives the official vesting order.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that:

- 1 subject to the park being officially vested in Council's care and control, Council purchases and installs play equipment on Bonnie Doon Park, Connolly, at a cost of \$11,480;
- 2 provision of unbudgeted funds for purchase and installation of play equipment be referred to the Finance and Administrative Resources Committee - Item F31125 refers.

CARRIED

F11148 GERALDTON CARNATION WEED - [251-2, 301-1]

CITY PARKS MANAGER'S REPORT F11148

In September (Item F10943) Council resolved to advise the Agriculture Protection Board of WA of the invasive growth of Geraldton Carnation Weed in the Yanchepp district.

The City Parks Manager reports on the response from the Agriculture Protection Board, and the suggestion that Council applies to the Department of Local Government to have the Geraldton Carnation Weed declared a "pest plant".

He gives reasons why he does not support this action.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that:

- 1 Council does not make application to have Geraldton Carnation Weed prescribed a pest plant due to the:
 - (a) very high costs associated with the purchase and spraying of chemicals;
 - (b) possible damage to plants in sensitive soil areas resulting in wind and erosion problems in the future;
- 2 the spread and invasive growth of Geraldton Carnation Weed in the City of Wanneroo be referred to the Agriculture Protection Board Zone 10 Control Authority for its advice and recommendations.**CARRIED**

F11149 CAR PARKING - CRAIGIE REGIONAL RECREATION CENTRE - [745-4-1]

The City Building Surveyor reports on the proposed parking area for the Craigie Recreation Centre, and the impact of this facility on the amenity of the site.

As the facility is designed to function as one entity, and has one major entry point on the southern fence, it is desirable to locate parking relative to the entry.

To meet the criteria of 500 parking bays, service roads and staff car parking, he suggests the establishment of four extra rows of car parking bays adjacent to the existing car park.

This will cater for the majority of the parking demand, with a western car park accommodating the overflow.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that CITY BUILDING SURVEYOR'S MEMORANDUM be received. **CARRIED**

F11150 USE OF "WALLABY" GRASS - [250-2]

Cr Major requested that a report be submitted to Technical Services Committee on the feasibility of using "Wallaby" grass as a low maintenance ground cover.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that a report be submitted to Technical Services Committee on the feasibility of using "Wallaby" grass as a low maintenance ground cover. **CARRIED**

F11151 CONTROL OF ARGENTINE ANTS BY LOCAL COUNCILS - [855-3-1]

Cr Major reported that the Agriculture Protection Board Zone 10 Control Authority had been advised that some local Councils are spraying to control argentine ant infestations.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that a report be submitted to Technical Services Committee on programmes undertaken by metropolitan Councils to control argentine ant infestations of municipal verges and reserves. **CARRIED**

WANNEROO TOWNSITE VERGES - [510-3000]

Cr Dammers requested that the Wanneroo Townsite verges be cleared of weeds and generally cleaned up in readiness for the Wanneroo Agricultural Show on 29 & 30 November 1991. The City Parks Manager advised this would be carried out.

INSTALLATION OF ROAD VERGE POLES IN ROME ROAD, WANNEROO - [257-266]

Cr Dammers requested that white road verge poles be installed at a bend in Rome Road, Wanneroo, where the road verge has been cleared of vegetation. The City Engineer advised that this would be carried out.

F91117 FINANCE AND ADMINISTRATIVE RESOURCES COMMITTEE

MOVED Cr Moloney, **SECONDED** Cr Edwardes that the Report of Finance and Administrative Resources Committee Meeting, held on 20 November 1991, be received. **CARRIED**

ATTENDANCES

Councillors:	B J MOLONEY - Chairman	South Ward
	W H MARWICK - Mayor	Central Ward
	C P DAVIES - deputising for Cr Waters	North Ward
	A V DAMMERS	Central Ward
	R F JOHNSON	South-West Ward
	A M CARSTAIRS - Observer	Central Ward
	C G EDWARDES - Observer, to 6.16 pm	South Ward
	G A MAJOR - Observer	South-West Ward
	F D FREAME - Observer from 5.51 pm	South-West Ward
	N RUNDLE - Observer	South-West Ward

Town Clerk:	R F COFFEY
Deputy Town Clerk:	A ROBSON
City Treasurer:	J B TURKINGTON
Revenue Accountant:	T W PEDRETTI
Senior Land Officer:	T NEALE - to 6.24 pm
Committee Clerk:	M THURSTON
Minute Clerk:	D GOWER

APOLOGIES

An apology for absence was tendered by Cr Waters; Cr Davies deputised.

CONFIRMATION OF MINUTES

The Minutes of Finance and Administrative Resources Committee Meeting, held on 16 October 1991 were confirmed as a true and correct record.

PETITIONS AND DEPUTATIONS

DEPUTATION - COMPENSATION CLAIM, BEACH ROAD, MARMION - [740-74632]

Mr and Mrs A and M G Bancroft, Mrs Dianne Munechen, Kala Nominees Pty Ltd and Mr Gavin Chapman, G E Chapman and Associates addressed the meeting in relation to their compensation claim for road truncation - Item F31110 refers.

Mr Bancroft outlined the history of his claim for compensation from Council for a road truncation surrendered at the time that Lots 30 and 31 were subdivided, at his request, to provide new sites. He asked that Council consider his most recent claim favourably, as this has been made on an independent valuation obtained subsequent to receipt of Council's inadequate offer of \$3,000.00 jointly between the two duplex owners.

Mr Chapman outlined the basis on which the valuation had been made - value of the land surrendered; reduction in plot ratio; loss of potential profit on the sale of the land; reduction in amenity (ie views to the west) and confirmed that the claim before Council is realistic.

Following questions from Councillors, the Chairman thanked the deputation for addressing the Committee and advised that the matter would be considered later in the meeting. A recommendation would be formulated for consideration at the Council meeting later this month.

DECLARATIONS OF PECUNIARY INTEREST

Cr Marwick declared an interest in Item F31109.

Cr Major stated his intention to declare an interest in Item F31122 at the next meeting of Council.

Cr Freame stated her intention to declare an interest in Item F31124 at the next meeting of Council.

MEETING TIMES:

Commenced: 5.32 pm
Closed: 9.12 pm

F31101 PERSONNEL MATTERS - [404-0]

TOWN CLERK'S REPORT F31101

The Town Clerk gives details of Staff Appointments and Resignations and seeks approval for a gratuity payment and a farewell function, in accordance with adopted policy, for employees who have resigned from Council's employ.

Approval for secondary employment and the appointment of Authorised Registration Officers is also sought.

MOVED Cr Edwardes, **SECONDED** Cr Moloney that Council:

- 1 in accordance with adopted policy, authorises a gratuity payment to Ms Marina Trimboli on the occasion of her resignation from Council's employ;
- 2 in accordance with the provisions of Section 160(A) of the Local Government Act, approves secondary employment for Ms Nardia Coombs;
- 3 in accordance with Section 16 of the Dog Act, appoints Mr John Robert Byrne and Ms Mira Politis as Authorised Registration Officers. **CARRIED**

F31102 **DEPARTMENTAL HEADS LEAVE ROSTER - [404-0]**

TOWN CLERK'S REPORT F31102

In accordance with the provisions of the Policy Manual, the Town Clerk has outlined proposed annual and long service leave requirements for the Town Clerk and Department Heads, for the year ended 30 June 1992.

The Town Clerk advised that the City Environmental Health Manager proposes to take leave in April/May 1992 which needs to be included on the leave roster outlined on Attachment A to Report F31102.

MOVED Cr Edwardes, **SECONDED** Cr Moloney that TOWN CLERK'S REPORT F31102, amended as above, be received. **CARRIED**

F31103 **CIVIC RECEPTIONS AND FUNCTIONS - [703-3]**

DEPUTY TOWN CLERK'S REPORT F31103

The Deputy Town Clerk gives details of the civic receptions and functions included in the 1991/92 Calendar of Events.

The Town Clerk submitted an amended Attachment 1 to Report F31103, on behalf of the Deputy Town Clerk.

RECOMMENDATION

That:

- 1 Council approves the inclusion of the following functions in the 1991/92 Calendar:

<u>Date</u>	<u>Function</u>	<u>Guests</u>	<u>Host</u>
5 December	Morning Tea - Official Opening of Badgerup Recycling and Sorting Facility	120	Council
15 December	Councillor and Department Heads Christmas BBQ	48	Council

- 2 a report outlining the reasons why the Councillor Luncheon, held on 8 November 1991, was not referred to Finance and Administrative Resources Committee for discussion and approval, be submitted to the next meeting of Finance and Administrative Resources Committee.

AMENDMENT MOVED Cr Johnson, **SECONDED** Cr Carstairs that Clause 2 of this recommendation be deleted, as he will provide sufficient explanation of the circumstances relating to the Councillor Luncheon held on 8 November 1991 under a foreshadowed motion at Item F31125A.

CARRIED

The **AMENDMENT** thus became the **SUBSTANTIVE MOTION**, viz:

"That Council approves the inclusion of the following functions in the 1991/92 Calendar:

<u>Date</u>	<u>Function</u>	<u>Guests</u>	<u>Host</u>
5 December	Morning Tea - Official Opening of Badgerup Recycling and Sorting Facility	120	Council
15 December	Councillor and Department Heads Christmas BBQ	48	Council"

was **PUT** and

CARRIED

F31104 AUSTRALIAN ELECTORAL COMMISSION SEMINAR : RURAL NUMBERING - [202-1-2]

DEPUTY TOWN CLERK'S REPORT F31104

The Deputy Town Clerk reports that the Australian Electoral Commission is hosting a series of seminars on a system of numbering rural properties. The seminars are aimed at the introduction of a standard rural property identification system (based on the model developed by the City of Wanneroo in 1981) to replace the current haphazard numbering systems used throughout Western Australia.

The first seminar scheduled for 3 December 1991 at the offices of the City of Canning will attract representation from 17 local authorities located within 100 kms of the City of Perth together with members of emergency services organisations, Telecom, Australia Post, Taxi Control Board, and others who will benefit from implementation of rural numbering.

In recognition of Council's pioneering role in this field, particularly the work of Council's Land Information Systems Officer Bob Ruscoe who was largely responsible for the implementation of Wanneroo's rural numbering programme, the Australian Electoral Officer for Western Australia has invited Mr Ruscoe to speak at the seminar.

MOVED Cr Edwardes, **SECONDED** Cr Moloney that DEPUTY TOWN CLERK'S REPORT F31104 be received. **CARRIED**

F31105 **NOISE INDUCED HEARING LOSS LEGISLATION - [405-0]**

DEPUTY TOWN CLERK'S REPORT F31105

The Deputy Town Clerk reports on amendments to the Workers Compensation and Assistance Act to include provisions for noise induced hearing loss.

He outlines the requirements for employees to undertake hearing tests or audiograms under certain circumstances and the proposed methodology for ensuring the necessary testing is carried out in accordance with the legislation.

Funds have been included in the 1991/92 Budget to provide for audiometric testing, and it is proposed to commence the programme in February 1992.

MOVED Cr Edwardes, **SECONDED** Cr Moloney that DEPUTY TOWN CLERK'S REPORT F31105 be received. **CARRIED**

F31106 **AUSTRALIAN LOCAL GOVERNMENT WOMEN'S ASSOCIATION (WA) - [312-7]**

PUBLIC RELATIONS OFFICER'S REPORT F31106

The Public Relations Officer reports on the establishment of a Western Australian branch of the Australian Local Government Women's Association (ALGWA).

She sets out the objectives of the Association and gives details of the support being shown to the West Australian branch in terms of membership and the provision of facilities for meetings and administrative support.

MOVED Cr Edwardes, **SECONDED** Cr Moloney that PUBLIC RELATIONS OFFICER'S REPORT F31106 be received. **CARRIED**

F31107 **JOONDALUP DEVELOPMENT CORPORATION - THREE DAY DECEMBER FESTIVAL - [310-1]**

PUBLIC RELATIONS OFFICER'S REPORT F31107

The Joondalup Corporation is holding a three day Festival to celebrate "The Spirit of Joondalup" from 6 to 8 December 1991 in Neil Hawkins Park and has sought financial assistance from Council.

The Public Relations Officer reports on the details of the Festival and the in-kind support already being given by various Departments of the City of Wanneroo. This includes reduction of the long grass around the park, provision of staff to control parking, the erection of barriers and barricades and co-ordination of the activities of the "Youth Action Plan" - Item F41124 refers.

The Public Relations Officer suggests that Council may further assist by providing additional rubbish bins and removing the rubbish frequently.

Corrections

Page 2 of Report F31107 should be amended by:

- (a) deleting the final word "for" in paragraph 6;
- (b) amending the amount listed as a donation to the Joondalup Youth Jazz Band from \$25,000.00 to \$2,500.00;

The City Treasurer advised that following discussions with the Public Relations Officer the recommendation of the Report should be amended to read:

"That Council advises the Joondalup Development Corporation that whilst it is not prepared to offer an outright donation of \$5,000.00 to support the Christmas Festival, it is prepared to support the project by way of:

- 1 a non-statutory donation of \$760.00 to offset costs for providing 100 mobile bins and refuse service;
- 2 suggesting various Council-sponsored cultural groups participate in the programme;
- 3 offering general "in kind" support."

MOVED Cr Edwardes, **SECONDED** Cr Moloney that, in relation to the Joondalup Development Corporation's "Spirit of Joondalup" Festival, Council:

- 1 makes a non-statutory donation of \$760.00 to offset the costs for provision of 100 mobile bins and refuse collection, with funds being drawn from Allocation 32151 - Cultural Sponsorship Donations;
- 2 offers general "in kind" support, eg watering and mowing of Hawkins Park, controlling of parking, erecting of barriers, etc;
- 3 advises Joondalup Development Corporation that whilst it is not prepared to offer an outright donation of \$5,000.00, it is prepared to support the Festival as outlined above and also by suggesting to various Council-sponsored cultural groups that they participate in the programme.

CARRIED

F31108 BURNS BEACH CARAVAN PARK - RENEWAL OF LEASE - [940-3]

CITY PLANNER'S REPORT F31108

In September (Item F50907) Council resolved that a report be submitted to Finance and Administrative Resources Committee outlining the terms and conditions of the lease agreement for the Burns Beach Caravan Park.

The City Planner provides details of this lease which was originally assigned in 1973. The current operators of the caravan park renegotiated the terms of the lease in 1985 and mortgaged the lease in 1990 by way of sub-demise.

The City Planner reports that this sub-demise requires the consent of the Minister for Lands, and this will shortly be sought, once the parties involved have signed and sealed the documents.

MOVED Cr Edwardes, **SECONDED** Cr Moloney that CITY PLANNER'S REPORT F31108 be received. **CARRIED**

F31109 COMPENSATION FOR LAND ACQUISITION : OCEAN REEF ROAD, WANNEROO - [510-1288]

CITY PLANNER'S REPORT F31009

The City Planner reports on the final details of acquisition of land for the extension of Ocean Reef Road and associated drainage between Wanneroo Road and Hartman Drive.

Earthworks for the road construction are finally under way and Council approval is sought for the payment of two compensation claims lodged against the City.

Cr Marwick declared an interest in this item and abstained from voting.

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

- 1 rejects the claim of \$302,728.00 lodged by A and R Z Vlahov for the resumption of 5988m² of land from Lot 51 Mary Street, Wanneroo;
- 2 offers A and R Z Vlahov the sum of \$166,648.00 plus interest of \$10,615.36 plus legal costs when quantified in full and final settlement of their claim for the resumption of 5988m² of land from Lot 51 Mary Street, Wanneroo;
- 3 rejects the claim of \$39,879.00 lodged by N and C Scutti for the resumption of 117m² of land from Part Lot 53 Wanneroo Road, Wanneroo;
- 4 offers N and C Scutti the sum of \$20,350.00 to be paid partly in cash and reinstatement works as required plus interest of \$1,424.50 in full settlement of their claim for the resumption of 117m² of land from Part Lot 53 Mary Street, Wanneroo.

CARRIED

F31110 COMPENSATION CLAIM FOR ROAD TRUNCATION : BEACH ROAD, MARMION - A & M G BANCROFT - [740-74632]

CITY PLANNER'S REPORT F31110

The City Planner reports on a claim for compensation for land surrendered as part of a subdivision approval, for property on the corner of Cliff Street and Beach Road, Marmion.

Council's Senior Land Officer outlined the history of the current claim from Mr and Mrs Bancroft and Kala Nominees for compensation for land surrendered for a road truncation as a result of subdivision of Lots 30 and 31 Beach Road/Cliff Street, Marmion.

He outlined the original subdivision application sought by the Bancrofts and the State Planning Commission condition that the road truncation be surrendered on subdivision. Council had previously sought a valuation of the land surrendered from the Valuer-General's office, and had resolved that, although it was under no legal obligation to do so, it would offer the owners a compensatory sum of \$3,000.00 for the land surrendered.

MOVED Cr Edwardes, **SECONDED** Cr Moloney that Council makes a final offer of \$3,000.00 in total jointly to A and M G Bancroft and Kala Nominees Pty Ltd as compensation for land provided for road truncation on the corner of Cliff Street and Beach Road, Marmion, subject to:

- 1 those parties indemnifying Council against any claim from the owner of 19A Beach Road;
- 2 that owner agreeing in writing to that payment.**CARRIED**

F31111 **SALE OF TELEPHONE EXCHANGE SITE : LISFORD AVENUE, TWO ROCKS - [320-3]**

CITY PLANNER'S REPORT F31111

In September 1990 (Item E20914) Council approved the concept of the sale of a site of approximately 205m² to Telecom Australia for a telephone exchange in Two Rocks.

The City Planner reports that subdivision and survey formalities have now been completed and the site has been identified as Lot 1 Lisford Avenue. Telecom Australia has accepted the survey and valuation costs for this 219m² block, as well as the Valuer-General's valuation of \$3,000.00.

MOVED Cr Edwardes, **SECONDED** Cr Moloney that Council:

- 1 sells Lot 1 Lisford Avenue, Two Rocks to Telecom Australia for the price of \$3,000.00;
- 2 authorises the affixation of the Common Seal to and endorses the signing of the transfer document. **CARRIED**

F31112 **MONTHLY REPORT FOR OCTOBER 1991 - WANNEROO WATER WORLD - [680-1]**

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT F31112

The City Recreation and Cultural Services Manager reports on the operations of Wanneroo Water World during the month of October 1991.

One outstanding feature of this month's operations is the number of Learn to Swim programme enrolments - the facilities are fully extended and cannot accommodate all the adult enrolments.

MOVED Cr Edwardes, **SECONDED** Cr Moloney that CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT F31112 be received. **CARRIED**

F31113 MONTHLY REPORT FOR OCTOBER 1991 - AQUAMOTION - [690-1]

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT F31113

The City Recreation and Cultural Services Manager reports on the operation of Aquamotion during the month of October 1991.

Sales of memberships of Aquamotion commenced on 28 October and general attendances improved during the month.

The Town Clerk submitted an amended Attachment 3 to Report F31113 on behalf of the City Recreation and Cultural Services Manager.

MOVED Cr Edwardes, **SECONDED** Cr Moloney that CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT F31113, amended as above, be received.

CARRIED

F31114 KIOSK OPERATION - OCEAN RIDGE COMMUNITY CENTRE - [330-5-1]

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT F31114

In July (Item F50701) Council resolved to appoint a Recreation Facilities Manager and support staff for Ocean Ridge Community Centre in the second half of the 1991/92 financial year.

The City Recreation and Cultural Services Manager reports that it is anticipated that the Recreation Facilities Manager will commence in early January 1992. In order to offset the financial burden this appointment will create, it is proposed to take advantage of as many income generating strategies as practicable, including inhouse operation of the kiosk.

The City Recreation and Cultural Services Manager sets out details of the operation of the kiosk under the current licence agreement and suggests that the current licence not be renewed when it expires in May 1992.

MOVED Cr Edwardes, **SECONDED** Cr Moloney that Council advises Mrs A Dahl and Mrs M Griggs that the licence to operate the kiosk in the Ocean Ridge Community Centre will not be renewed upon its expiry on 28 May 1992.

CARRIED

F31115 CULTURAL DEVELOPMENT FUND - REGISTRATION FOR ELIGIBILITY AS A TAX DEDUCTIBLE FUND - [429-1-12]

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT F31115

In May (Item F40520) Council resolved to initiate a City of Wanneroo Cultural Development Fund and allocated \$20,000 from the 1991/92 Budget to fund the project.

The City Recreation and Cultural Services Manager reports that the Federal Minister for the Arts, Tourism and Territories, the Hon David Simmons, MP, announced new tax deductibility arrangements for donations made to specified qualifying cultural organisations under Section 78(i)(a) of the Income Tax Assessment Act 1936.

It appears that the "City of Wanneroo Cultural Development Fund" satisfies all the criteria required in order that this fund can be registered as a fund approved for tax deductibility of gifts and donations. The City's Cultural Planning and Development Co-ordinator is pursuing this matter further. Council will be informed of all developments as they proceed.

MOVED Cr Edwardes, **SECONDED** Cr Moloney that CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT F31115 be received. **CARRIED**

F31116 **REDUCTION IN HIRE FEES FOR FULL DAY COMMUNITY EVENTS - [261-2]**

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT F31116

The City Recreation and Cultural Services Manager reports on a number of enquiries from community groups relating to a reduction in hire fees for facilities for full day community events (eg flower shows, art exhibitions, etc). Under the new schedule of charges facilities are hired at an hourly rate rather than a one-off full day rate.

Past experience had shown that full day charges encourage over-booking and under-utilisation of facilities and hourly charges have been implemented to improve the utilisation and management control of Council facilities.

The City Recreation and Cultural Services Manager suggests several alternatives for adjusting the charges for different types of bookings, for Council consideration.

MOVED Cr Edwardes, **SECONDED** Cr Moloney that:

- 1 consideration of hire charges for full day community events be deferred for one month;
- 2 a report be submitted to Finance and Administrative Resources Committee on:
 - (a) the mechanisms to be established to ensure any reduction in hire fees cannot be abused;
 - (b) the feasibility of establishing a separate charge or rate for "setting up" facilities. **CARRIED**

F31117 **REDUCTION OF HIRE FEE - WANNEROO DOG CLUB - [261-2, 330-7-5]**

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT F31117

In October (Item F31009) Council deferred consideration of a request from Wanneroo Dog Club to reduce the hire charges applicable to the Club's use of Edgar Griffiths Park, pending further information on the area actually used.

The City Recreation and Cultural Services Manager reports that the Club prefers to use the shaded area, under the trees at the northern end of the park, rather than the reserve itself. Despite the fact that the Club does not use the entire reserve, maintenance of the park and the surrounding grassed areas, still has to be carried out. Many groups do not use all their allocated grounds but they still impact on the quality and condition of the reserve.

MOVED Cr Edwardes, **SECONDED** Cr Moloney that Council:

- 1 does not agree with the recommendation to reduce the hire charge for the use of Edgar Griffiths Park by the Wanneroo Dog Club to \$100.00 per annum;
- 2 advises the Wanneroo Recreation Management Committee and the Wanneroo Dog Club accordingly. **CARRIED**

F31118 WANNEROO COMMUNITY ARTS COUNCIL INC - NON STATUTORY DONATION - [301-10]

CITY TREASURER'S REPORT F31118

The City Treasurer reports on the appointment of Wanneroo Community Arts Council staff to the City of Wanneroo, from 4 November 1991. He reminds Council that the Arts Council has traditionally received an annual donation from both the Department of the Arts and Council, to assist with administrative costs, eg stationery, rent, salaries, etc.

During its budget deliberations this year, however, Council resolved to rationalise the Arts operation under its control and did not include funds for the Arts Council. In order that the Wanneroo Community Arts Council anticipated liabilities can be met, the City Treasurer suggests Council considers making a once-off non-statutory donation of \$9,000.00.

MOVED Cr Moloney, **SECONDED** Cr Dammers that, in accordance with the provisions of Section 547(12) of the Local Government Act, Council authorises a non-statutory donation of \$9,000.00 to the Wanneroo Community Arts Council Inc to offset administrative costs for 1991/92.

CARRIED BY AN

ABSOLUTE MAJORITY

F31119 NEW LICENCE ARRANGEMENT FOR GALLERY SPACE OCCUPIED BY WANNEROO COMMUNITY ARTS COUNCIL - [301-10]

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT F31119

The City Recreation and Cultural Services Manager reports on the existing licence arrangement between Council and the Wanneroo Community Arts Council for the southern portion of the upper level of the Wanneroo Function Centre, in Civic Drive, Wanneroo.

He suggests that this licence be cancelled and replaced with a new licence for the much reduced gallery space area required (one fifth of the existing space).

Correction

The City Treasurer reported that, as the Wanneroo Community Arts Council staff had relocated to Joondalup Administration Centre from October 1991, the licence arrangement should be cancelled from 30 September 1991, and the new licence arrangement commence from 1 October 1991.

MOVED Cr Edwardes, **SECONDED** Cr Moloney that Council:

- 1 cancels the present licence arrangement with the Wanneroo Community Arts Council as from 30 September 1991;
- 2 enters into a new licence arrangement with the Wanneroo Community Arts Council for the south east portion of the upper level of the Wanneroo Function Centre in Civic Drive Wanneroo, as from 1 October 1991;
- 3 sets the annual fee for the new licence arrangement at \$500.00 plus annual increases in line with the Perth Consumer Price Index movement;
- 4 authorises affixation of the Common Seal to and endorses the signing of the new licence agreement. **CARRIED**

F31120 **HIRE CHARGES - WANNEROO ARTS CENTRE - [261-2]**

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT F31120

The City Recreation and Cultural Services Manager reports that effective from 1 January 1992 Council will resume responsibility for the Wanneroo Arts Centre, currently held under licence by the Wanneroo Community Arts Council.

He suggests a scale of fees and charges, comparable to those in other Council facilities, which may be imposed for hire of these facilities.

MOVED Cr Edwardes, **SECONDED** Cr Moloney that Council introduces the following charges for use of the Wanneroo Arts Centre as from 1 January 1992:

"Type F"

Commercial	\$20.00 per hour	
Functions	\$15.00 per hour	
Community Groups/Clubs		
Regular	\$10.00 per hour	
Casual	\$12.00 per hour	CARRIED

F31121 **FINANCIAL STATEMENTS FOR THE PERIOD 1 JULY 1991 TO 31 OCTOBER 1991 - [002-3]**

CITY TREASURER'S REPORT F31121

The City Treasurer submits financial statements for the period 1 July to 31 October 1991.

He comments that income and expenditure are generally within budget estimates. All areas are currently being monitored with a view to ensuring they are kept within budget estimates.

The City Treasurer reports that at the close of business on 31 October 1991, 61.6% of rates levied have been collected.

Declining interest rates and slower collection of debts means that officers are working harder to achieve similar rate and other debt collection levels to last year.

MOVED Cr Edwardes, **SECONDED** Cr Moloney that CITY TREASURER'S REPORT F31121 be received. **CARRIED**

F31122 WARRANT OF PAYMENTS FOR THE PERIOD ENDING 31 OCTOBER 1991 - [021-1]

CITY TREASURER'S REPORT F31122

The City Treasurer submits a Warrant of Payments for the period ending 31 October 1991, covering Voucher Nos 074146-075154 relating to Treasurer's Advance Account No 1, Voucher No 002598-002606A relating to Municipal Fund, Voucher Nos 000370-000372 relating to Reserve Fund, and various vouchers relating to the Trust Fund, Loan Fund, Wangara Industrial Estate, Town Planning Schemes Nos 5, 6, 7A Stage 2 and 7A Part B Stage 4, totalling \$25,888,283.69.

Cr Major declared an interest in this item and abstained from voting.

MOVED Cr Edwardes, **SECONDED** Cr Dammers that Council passes for payment the following vouchers, as presented in the Warrant of Payments to 31 October 1991, certified by the Chairman of Finance and Administrative Resources Committee and City Treasurer, and totalling \$25,888,283.69:

<u>Funds</u>	<u>Vouchers</u>	<u>Amount</u>
Advance Account No 1	075155-076450	\$ 5,152,177.56
Municipal	002607-002624B	10,917,317.51
Trust	011150-011247	1,696,148.92
Reserve	000373-000385	5,926,579.33
Wangara Ind Estate	000273-000273A	274,637.36
TPS No 5	000089-000090A	175,647.40
TPS No 6	000074D-000075A	741,516.46
TPS No 7A Stage 2	000377-000378A	961,654.30
TPS No 7A Part B Stage 4	287583A-287584A	42,604.85

		\$25,888,283.69
		=====
		CARRIED

Appendix XVIII refers

F31123 MAJOR CAPITAL PROJECTS - COST/BUDGET COMPARISON - [006-1]

CITY TREASURER'S REPORT F31123

The City Treasurer submits for Council consideration a comparison between committed expenditure and adopted budgets, relating to major capital projects (\$100,000 and over) undertaken this financial year.

He comments that whilst a project may be physically completed final costings may yet have to be processed. Therefore, a project's job status indicator will not show "completed" until financial transactions are complete.

MOVED Cr Edwardes, **SECONDED** Cr Moloney that CITY TREASURER'S REPORT F31123 be received.
CARRIED

F31124 **OUTSTANDING GENERAL DEBTORS - OCTOBER 1991 - [020-0]**

CITY TREASURER'S REPORT F31124

The City Treasurer submits a summary of the outstanding debtors at the end of October 1991, together with comments on the action being taken with long outstanding accounts.

Cr Freame declared an interest in this item and abstained from voting.

MOVED Cr Moloney, **SECONDED** Cr Dammers that Council writes out of its general debtors ledger an amount of \$4,379.84 representing debts considered irrecoverable as detailed in Attachment B to Report F31124.

CARRIED

Appendix XIX refers

F31125 **AUTHORISATION OF REALLOCATION OF FUNDS - [006-2]**

CITY TREASURER'S REPORT F31125

The City Treasurer submits a summary of various requests for authorisation to reallocate funds within the 1991/92 Budget, in accordance with the provisions of Section 547(12) of the Local Government Act.

He includes matters raised by the other Standing Committee during the November round of meetings.

RECOMMENDATION

That Council:

- 1 provides air conditioning to Mildenhall Senior Citizens Club at a total cost of \$9,000.00;
- 2 accepts a contribution of \$3,000.00 towards the cost of this air conditioning from the Lotteries Commission, on behalf of the Mildenhall Senior Citizens Club;
- 3 does not allocate funds for the proposed Civic Charity Dinner, referred to in Item F71109;
- 4 in accordance with the provisions of Section 547(12) of the Local Government Act, authorises amendments to the adopted 1991/92 Budget as detailed in the Schedule of Budget Reallocation Requests - November 1991 - Attachment A to Report F31125, and the Addendum attached hereto, amended as above.

AMENDMENT MOVED Cr Johnson, **SECONDED** Cr Waters that, subject to Council adoption of a foreshadowed amendment to recommendation F31125A, Clause 3 of this Motion be amended to read:

"allocates \$3,000 for the proposed Civic Charity Dinner referred to in Item F71109".

CARRIED

F31125A GALA CHARITY DINNER - [703-1-6]

RECOMMENDATION

That:

- 1 PUBLIC RELATIONS OCCASIONAL COMMITTEE recommendation F71109 be set aside;
- 2 Council does not hold a Gala Charity Dinner for the following reasons:
 - (a) it is not a local government function of the City of Wanneroo to hold a Gala Charity Dinner;
 - (b) it is inappropriate for the City of Wanneroo to risk public funds on the viability of a Gala Charity Dinner;
 - (c) it is inappropriate for the Wanneroo City Council to ask local and major business companies to meet the substantial costs of such a dinner;
 - (d) it is inappropriate for the Wanneroo City Council to ask developers and other ratepayers to meet the substantial costs of a Gala Charity Dinner on the basis that they have landholdings in the City of Wanneroo;
 - (e) some businesses may feel they have no choice other than to accede to Council's request, out of concern that it may affect their business opportunities with the City of Wanneroo not to do so;

(f) the City of Wanneroo should not place itself in such a position with the people it does business with or whose interests it represents;

(g) the City of Wanneroo has special responsibilities for and trust with its community.

MOVED Cr Johnson, **SECONDED** Cr Waters that:

1 recommendation of the Committee not be adopted;

2 Council:

(a) holds a Civic Charity Dinner/Dance at Observation City on Friday, 14 February 1992 as outlined in PUBLIC RELATIONS OFFICER'S REPORT F71109;

(b) expresses its gratitude to those companies who have generously offered to sponsor this event and shown their support in helping to provide much needed facilities for children with disabilities within the City of Wanneroo;

(c) pledges its support for this function which will help to provide help for many children with disabilities living in the City of Wanneroo, at very little cost to this Council.

CARRIED

A Division was called with the following result:

In Favour of the MOTION: Crs Carstairs, Waters, Davies, Edwardes, Smith, Freame, Johnson

Against the MOTION: Crs Marwick, Major, Dammers, Nosow, Rundle, Moloney

The Mayor declared the MOTION

CARRIED BY

DIVISION

Cr Rundle dissented.

Appendix XXIII refers

Following adoption of F31125A, the Mayor then **PUT** the amended Motion at Item F31125, viz:

"That Council:

- 1 provides air conditioning to Mildenhall Senior Citizens Club at a total cost of \$9,000.00;
- 2 accepts a contribution of \$3,000.00 towards the cost of this air conditioning from the Lotteries Commission, on behalf of the Mildenhall Senior Citizens Club;
- 3 allocates funds of \$3,000 for the proposed Civic Charity Dinner, referred to in Item F71109;
- 4 in accordance with the provisions of Section 547(12) of the Local Government Act, authorises amendments to the adopted 1991/92 Budget as detailed in the Schedule of Budget Reallocation Requests - November 1991 - Attachment A to Report F31125, and the Addendum attached hereto, amended as above."

was **PUT** and

**CARRIED BY AN
ABSOLUTE MAJORITY**

Appendix XX refers

Crs Rundle and Nosow left the Chamber at this point, the time being 11.46 pm.

F31126 PERMANENT BUILDING SOCIETY (ADMINISTRATOR APPOINTED) - UPDATE - [005-2-4]

CITY TREASURER'S REPORT F31126

The City Treasurer reported on the most recent "happenings" in relation to the proposed sale of the Permanent Building Society, the "fighting fund" being established by the Western Australian Municipal Association, and the State Government's legislation to deem withdrawable shareholders as depositors.

MOVED Cr Edwardes, **SECONDED** Cr Moloney that, in accordance with the provisions of Section 547(12) of the Local Government Act, Council authorises the payment of \$3,741.00 to the Western Australian Municipal Association as its contribution towards the "fighting fund" established to ensure a maximum return for Local Government depositors in the Permanent Building Society.

**CARRIED BY AN
ABSOLUTE MAJORITY**

F31127 AUSTRALIAN ACCOUNTING STANDARD 27 - FINANCIAL REPORTING BY LOCAL GOVERNMENT - [280-4]

CITY TREASURER'S REPORT F31127

The City Treasurer reports that the Public Sector Accounting Standards Board (PSASB) of the Australian Accounting Research Foundation has recently released an Australian Accounting Standard on Financial Reporting by Local Governments.

The new standard will have application from 1 July 1993. Transitional provision will exist for the treatment of infrastructure assets and recognition of these assets will apply from the year commencing 1 July 1996.

It is "early days" in the development of this national standard which is aimed primarily at national conformity in accounting standards. The Local Government Department of Western Australia has compiled a model for perusal by the Australian Accounting Research Foundation. Following acceptance of the model the Department will then circulate it to local authorities for comment prior to proceeding with educational seminars to instruct Local Governments on the requirements of the standard.

While the full impact on Local Government is yet to be determined, it is anticipated that computer software will need to be modified to accommodate the changes and enable compliance.

MOVED Cr Edwardes, **SECONDED** Cr Moloney that CITY TREASURER'S REPORT F31127 be received. **CARRIED**

F31128 **WESTERN AUSTRALIAN LOCAL GOVERNMENT AUDITORS BOARD - [002-1-1]**

CITY TREASURER'S REPORT F31128

The City Treasurer reports that the Chairman of the Western Australian Local Government Auditors Board, Mr Alan Davison has issued a draft of the Local Government Audit Directions of Western Australia for comment by Local Governments and other interested parties.

The main thrust of the revised directions is to bring them into line with the Australian Auditing Standards and Procedures as promulgated by the Australian Society of Certified Practising Accounts and the Institute of Chartered Accountants.

Officers of the City have perused the directions and are satisfied with the contents. A copy has been forwarded to Council's Auditor, Mr Graham McHarrie who will respond direct to the Board.

MOVED Cr Edwardes, **SECONDED** Cr Moloney that Council advises the Local Government Auditors Board that it is in general agreement with the Local Government Audit Directions of Western Australia outlined in Report F31128.

CARRIED

Appendix XXI refers

F31129 **RESERVE FUND - COMMUNITY POLICING VEHICLES - [023-8]**

CITY TREASURER'S REPORT F31129

In September (Item F30915) Council resolved to create a Community Policing Vehicle Replacement Reserve Fund and to place in this Fund the sales tax credit of \$924.00 received as a consequence of Council's ability to trade in these vehicle every 12 months or 20,000 kilometres.

The City Treasurer reports that the creation of another fund with such a relatively small amount with the potential of similar small annual additions, is considered inappropriate. The value of maintaining such a Reserve is also questionable as it is extremely likely that the trade in vehicle will fund the replacement vehicle.

MOVED Cr Edwardes, **SECONDED** Cr Moloney that Council:

1 rescinds its resolution F30915, viz:

"in accordance with the provisions of Section 528 of the Local Government Act, creates a Community Policing Vehicle Replacement Reserve Fund";

2 transfers the \$924.00 to the Municipal Fund.**CARRIED**

F31130 SORRENTO TENNIS CLUB (INC) - [061-285]

CITY TREASURER'S REPORT F31130

The City Treasurer presents for Council's information, the Annual Financial Statements of the Sorrento Tennis Club (Inc) for the year ending 30 June 1991.

MOVED Cr Edwardes, **SECONDED** Cr Moloney that CITY TREASURER'S REPORT F31130 be received.
CARRIED

F31131 REVIEW OF CHARGES AND FEES - [261-2-2]

CITY TREASURER'S REPORT F31131

In June Council resolved that a review be undertaken of all fees and charges with a view to making a comprehensive submission to the State Government to increase these fees effective from 1 July 1992.

The City Treasurer gives details of areas where he considers increases or adjustments could be made and recommends the appropriate action to be taken.

MOVED Cr Edwardes, **SECONDED** Cr Moloney that Council:

1 requests the State Government to introduce legislation to amend the Dog Act 1976 by increasing the maximum penalty by \$200.00 to \$400.00;

2 requests the State Government to amend the Local Government Uniform General (Parking for Disabled Persons) By-law by increasing the penalties as follows:

.	Parking or Standing in Disabled Bays	\$ 50.00
.	Unauthorised Use of ACROD Sticker	\$ 80.00
.	Maximum Penalty	\$200.00

3 requests the State Government to amend the Local Government Model By-laws (Petrol Pumps) No 10 by increasing the annual fee for a licence to \$15.00;

4 requests the State Government to amend the Local Government Model By-laws (Parking Facilities) No 19 by increasing the maximum penalty to \$200.00;

5 increases the scale of charges applicable to Signs, Hoardings and Billpostings to the following:

.	Pylon or Tower Sign	\$15.00
.	Illuminated Sign	
	- on roof	\$15.00
	- under verandah	\$15.00
	- other	\$15.00

.	Development Signs	\$25.00
.	Rural Producers Signs	\$15.00
.	Sign Panel	\$15.00
.	Hoardings	\$30.00 Per Annum
.	Any Other Sign	\$15.00

6 increases the charges applicable to Parking of Vehicles on Street Verges to \$40.00 and the maximum court penalty to \$200.00, with a maximum daily penalty of \$20.00 per day during the breach;

7 increases the charges applicable to Dog Kennel licensing to \$2.50 per dog with an increased minimum charge of \$50.00;

8 adopts the necessary amendments to its By-laws relating to:

- .
- Signs, Hoardings and Billpostings
- .
- Parking of Vehicles on Street Verges
- .
- Dog Kennels

to reflect the increased fees, charges and penalties;

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

10 authorises administrative action, in accordance with the provisions of Section 190 of the Local Government Act 1960 to have the proposed amendments promulgated. **CARRIED**

F31132 URBAN FARMLAND APPLICATIONS - [208/6/351, 464/40/141]

CITY TREASURER'S REPORT F31132

The City Treasurer gives details of two applications for urban farmland rating which have been considered in accordance with the provisions of Section 533A of the Local Government Act.

MOVED Cr Edwardes, **SECONDED** Cr Moloney that Council declares the following properties as "farmland" for the purpose of urban farmland rating effective 1 July 1992:

Lot 40 (141) Bailey Road, Carabooda
Lot 6 (351) Badgerup Road, Wanneroo **CARRIED**

F31133 RATING OF STRATA TITLED CARAVAN PARK - MANGANO PLACE - [1833/91/30, 018-2]

CITY TREASURER'S REPORT F31133

Council resolved in June to seek information from the City of Mandurah in relation to its policy on rating of strata titled caravan parks and to determine the feasibility of establishing a different rate between strata titled caravan bays and other strata titled property.

The City Planner gives details of this information and relates it to the Ocean Reef Caravan Park, Mangano Place. He also sets out the statutory requirements for Councils imposing rates on properties.

MOVED Cr Edwardes, **SECONDED** Cr Moloney that Council continues to rate each strata lot at the Ocean Reef Caravan Village at the standard minimum rate which applies for the Rural - GRV zoned rate group.

CARRIED

F31134 APPLICATION FOR RATE EXEMPTION - THE ANGLICAN CHURCH OF AUSTRALIA - [3282/402/76]

CITY TREASURER'S REPORT F31134

In September (Item F30924) Council deferred consideration of an application from the Anglican Church of Australia for rate exemption on its land at Lot 402 (76) Jefferson Drive, Marangaroo, pending submission of a report to address the lodging of a caveat to ensure that land which enjoys a rate exemption is not sold for any purpose other than that originally intended.

The City Treasurer gives details of such occasions where vacant land which has been granted land exemption and held for up to 25 years by a religious body, is then identified as being surplus to requirements and sold.

The particular application before Council, however, is deemed to meet all the rate exemption requirements of Section 532(3)(a) of the Local Government Act and should be approved.

Cr Moloney requested that, as the Perth Anglican Diocesan meeting will be held in the very near future to discuss the proposal to lodge a caveat on land upon which a rate exemption is sought, this matter be deferred for one further month.

MOVED Cr Edwardes, **SECONDED** Cr Moloney that consideration of an application for rate exemption on Lot 402 (76) Jefferson Drive, Marangaroo, be deferred for one month. **CARRIED**

F31135 **COMMERCIAL REFUSE CHARGES - COLLECTION - [020-0]**

CITY TREASURER'S REPORT F31135

Council resolved in September (Item F30918) that a report be submitted to Finance and Administrative Resources Committee on options available to ensure commercial refuse charges are paid.

The City Treasurer reports on the statutory requirements for removal of rubbish and the terms and conditions of collection of commercial refuse.

MOVED Cr Edwardes, **SECONDED** Cr Moloney that Council reduces its credit terms for commercial refuse debtors to 14 days from issue of invoice.

CARRIED

F31136 **STAFF AND OUTSIDE WORKERS OVERTIME - OCTOBER 1991 - [404-10]**

CITY TREASURER'S REPORT F31136

The Staff overtime return for the month of October 1991 is submitted for Council's information, together with details of the outside workers' overtime for the same period.

MOVED Cr Edwardes, **SECONDED** Cr Moloney that CITY TREASURER'S REPORT F31136 be received.

CARRIED

F31137 **CASH FLOAT - WANNEROO AGRICULTURAL SHOW 1991 - [301-9, 703-1-6]**

CITY TREASURER'S REPORT F31137

The City Treasurer reports on a request for a petty cash float for use at the Wanneroo Agricultural Show during the period 29 and 30 November 1991.

He confirms that the float will be adequately controlled to ensure correct recording of sales and security of the cash.

MOVED Cr Edwardes, **SECONDED** Cr Moloney that Council:

- 1 advances to the Public Relations Section a \$20.00 cash float for use at the Wanneroo Agricultural Show 1991;
- 2 ensures the cash float is operated in accordance with the provisions of the Local Government Accounting Directions 1985.

CARRIED

F31138 PETTY CASH FLOAT - KINGSLEY COMMUNITY SERVICE CENTRE - [795-3-3]

CITY TREASURER'S REPORT F31138

The City Treasurer reports on a request for an increased cash float at Kingsley Community Centre as the existing float is insufficient for day to day needs.

Adequate audit controls will be instituted to ensure correct recording and security of the cash.

MOVED Cr Edwardes, **SECONDED** Cr Moloney that Council:

- 1 advances a further \$50.00 petty cash float to the Kingsley Community Service Centre;
- 2 ensures the petty cash float is operated in accordance with the provisions of the Local Government Accounting Directions of 1985.

CARRIED

F31139 PETTY CASH FLOAT - MEALS ON WHEELS - [862-1]

CITY TREASURER'S REPORT F31139

The City Treasurer reports on a request for an increased cash float at Meals on Wheels as the existing float is insufficient for day to day needs.

Adequate audit controls will be instituted to ensure correct recording and security of the cash.

MOVED Cr Edwardes, **SECONDED** Cr Moloney that Council:

- 1 advances to Meals on Wheels a further \$100.00 petty cash float;
- 2 ensures the petty cash float is operated in accordance with the provisions of the Local Government Accounting Directions 1985.

CARRIED

F31140 PETTY CASH FLOAT - AQUAMOTION - [690-1]

CITY TREASURER'S REPORT F31140

The City Treasurer reports on a request for an increased cash float at Aquamotion as the existing float is insufficient for day to day needs.

Adequate audit controls will be instituted to ensure correct recording and security of the cash.

MOVED Cr Edwardes, **SECONDED** Cr Moloney that Council:

- 1 advances a further two \$30.00 petty cash floats to Aquamotion;
- 2 ensures the petty cash floats are operated in accordance with the provisions of the Local Government Accounting Directions 1985.

CARRIED

F31141 DONATIONS - [009-1]

CITY TREASURER'S REPORT F31141

The City Treasurer reports on a number of requests from organisations and individuals for financial assistance from Council.

MOVED Cr Edwardes, **SECONDED** Cr Moloney that Council makes the following non-statutory donations from Account 29470 - Donations Recreation Control:

Mr Alf Debono	\$50.00
Miss Leah Cocks	\$50.00
Mr John Caputo	\$50.00
Miss Kyle McIlroy	\$50.00
Mr Clive Adams	\$50.00
Mr Jason Musca	\$50.00

CARRIED

PROMOTIONAL VIDEO - SHIRE OF SWAN VIDEO - [705-6]

Cr Marwick tabled a video he had received from the Wanneroo Chamber of Commerce promoting Midland and the Shire of Swan. He enquired as to the progress of the City of Wanneroo promotional video and suggested that the Shire of Swan video be passed to Public Relations Section as a guide for the City of Wanneroo video.

The Town Clerk advised that \$1,000.00 had been allocated for a study into the viability of producing the video and he would follow up progress.

F31142 **JOONDALUP ADMINISTRATION BUILDING - SECURITY SYSTEM - TENDER NO 048-91/92 - [208-048-91/92]**

Cr Davies asked the Committee to consider installation of the complete security management and access control system in this financial year, rather than in stages over two years. He had obtained the technical and financial implications of such a move, and sought Council approval to set aside the Technical Services Committee recommendation and complete the project using unbudgeted funds.

MOVED Cr Edwardes, **SECONDED** Cr Davies that:

1 TECHNICAL SERVICES COMMITTEE recommendation F11106 be set aside;

2 Council:

- (a) accepts the tender price of \$68,123.00 submitted by Wormald Security for the installation of a Security Management System and an Access Control System in the Joondalup Administration Centre, as outlined in Report F11106, in relation to Tender No 048-91/92;
- (b) varies the contract by \$6,238.00 to provide for the installation of intruder detection equipment;
- (c) lists for consideration in the 1992/93 Draft Budget, funds for the:
 - (i) alterations to the Ground Floor of the Administration Building;
 - (ii) introduction of an identification card system at the Administration Building for employees, contractors and visitors;
- (d) authorises preparation of sketch plans and costings for alterations to the Ground Floor of the Joondalup Administration Building;
- (e) in accordance with the provisions of Section 547(12) of the Local Government Act, authorises amendments to the adopted 1991/92 Budget to accommodate the installations.

CARRIED BY AN

ABSOLUTE MAJORITY

Appendix XXII refers

F31143 **FORWARD CONTROL POINT CARAVAN - WANNEROO VOLUNTEER BUSHFIRE BRIGADE - [902, 322-4]**

Council resolved in July (Item F10740) to allocate funds of \$10,345.00, to be matched on a dollar for dollar basis by the Lotteries Commission of WA, to the Wanneroo Volunteer Bush Fire Brigade for the purchase of a Forward Control Point Caravan.

Funding has not been granted from the Lotteries Commission of WA and Cr Carstairs requested that Council list further funds of \$10,345.00 for consideration in the 1992/93 Draft Budget for the purchase of the Caravan.

MOVED Cr Edwardes, **SECONDED** Cr Moloney that Council lists for consideration in the 1992/93 Draft Budget, funds for the purchase of a Forward Control Point Caravan for the Wanneroo Volunteer Bush Fires Brigade, carrying forward its 1991/92 Budget provision of \$10,345.00.

CARRIED

F31144 PROVISION OF CHAIR TROLLEY - SORRENTO/DUNCRAIG RECREATION CENTRE - [330-1-5]

Cr Major sought the allocation of funds of \$150.00 to Sorrento/Duncraig Recreation Association for the provision of a chair trolley.

MOVED Cr Edwardes, **SECONDED** Cr Carstairs that Council:

- 1 purchases a chair trolley for use at the Sorrento/Duncraig Recreation Centre at a cost of \$150.00;
- 2 in accordance with the provisions of Section 547(12) of the Local Government Act, authorises reallocation of funds from Account 31201.

CARRIED BY AN

ABSOLUTE MAJORITY

TS MARMION SEA CADETS - BUILDING PROJECT GRANT ALLOCATION - [426-3]

Cr Freame asked the City Treasurer about progress with the TS Marmion Sea Cadets' Building Project Grant.

The City Treasurer advised that TS Marmion Sea Cadets have been in touch with Council but to date building details are not available. He stated that it is proposed to formulate a report for the December Meeting of Finance and Administrative Resources pending advice from TS Marmion.

LAP TOP COMPUTERS - CITY OF BAYSWATER - [206-2]

Cr Dammers reported that he and Cr Rundle had visited the City of Bayswater to view that Council's system of using lap top computers for Committee and Council meetings. He stated that the process appeared to be working very successfully.

Cr Dammers and Rundle had also attended the City of Bayswater Council meeting and were very impressed with their system of pre-Council meetings and the manner in which the Council meetings were conducted. Cr Dammers suggested that it would be beneficial for other Councillors to visit other local Councils during their Council meetings.

F31145 KINGSLEY RESERVE CLUBROOMS - [061-197-3]

MOVED Cr Edwardes, **SECONDED** Cr Carstairs that Council:

- 1 purchases and installs the following items in Kingsley Reserve Clubrooms:

Replacement curtains in old Clubrooms		\$1,200.00
New Curtains to Sports Hall	1,500.00	
Cupboards in kitchens in both Clubrooms		800.00
Additional barbecues adjacent to existing	4,500.00	

2 in accordance with the provisions of Section 547(12) of the Local Government Act, authorises reallocation of funds from Account 31200 to facilitate the above. **CARRIED BY AN**

ABSOLUTE MAJORITY

ANNUAL DONATION TO SURF LIFE SAVING CLUBS - [476-1]

The City Treasurer advised that cheques for Council's annual donations to Surf Life Saving Clubs had been posted to all Clubs with the exception of Yanchep Surf Lifesaving Club. This cheque had been withheld on advice from the Chief Executive Officer of the Surf Life Saving Association.

The City Treasurer will report back when he has received further advice from the Association.

CONFERENCE - LOCAL GOVERNMENT: CREATING SAFER COMMUNITIES - [202-1-2]

The Town Clerk gave details of a Conference to be held at the World Congress Centre, Melbourne from 26 to 28 November 1991 entitled "Local Government: Creating Safer Communities". The Conference is a joint initiative of the Office of Local Government and the Australian Institute of Criminology and will involve speakers from Canada, the UK and Australia, all with hands-on experience in achieving safe places.

He considered the Conference content could be of great benefit to the Wanneroo Community and sought Council reconsideration of its policy relating to attendance of Councillors and staff at Interstate Conferences.

Cr Marwick unsuccessfully sought Council consideration of rescission of its previous motion.

REPORT OF OCCASIONAL COMMITTEES

F91118 EXPENDITURE CONTROL

MOVED Cr Carstairs, **SECONDED** Cr Edwardes the Report of the Expenditure Control Occasional Committee Meeting, held on 28 October 1991, be received. **CARRIED**

ATTENDANCES

Councillors: W S SMITH - Chairman South Ward
 A M CARSTAIRS Central Ward
 R F JOHNSON South-West Ward

City Treasurer: J B TURKINGTON
City Parks Manager: F GRIFFIN
Committee Clerk: M THURSTON

APOLOGIES

An apology for absence was tendered by Cr Davies.

CONFIRMATION OF MINUTES

Correction

Cr W H Marwick should be listed as attending as an Observer.

The Minutes of the Expenditure Control Occasional Committee Meeting held on 1 October 1991, amended as above, were confirmed as a true and correct record.

DECLARATIONS OF PECUNIARY INTEREST

Nil.

MEETING TIMES:

Commenced: 5.43 pm
Closed: 8.48 pm

REVIEW OF PARKS AND GARDENS

Mr F Griffin, City Parks Manager addressed the Committee on options available for reducing operating costs in the Parks and Gardens area.

Mr Griffin outlined the background to a previous review of the standards and specifications of Council's parks management and reported on the progress made with several of the recommendations made by the three review committees. He reiterated Council policy in relation to reticulation/full development of public open space with an area greater than 1.6 hectares and drew comparisons between the operations of City of Stirling and Wanneroo.

Contract Mowing

This is one area which has been carefully considered on several occasions and trials have been undertaken on selected parks. Contract mowing has not worked for several reasons - the labour requirements for small parks with trees and garden beds, the need for contractors to maintain the high standards imposed on Council's own staff, the different standards of the parks themselves. The feasibility of calling tenders for park mowing will be retained as an option.

Growth Retardation in Trees

In order to reduce the costs involved in pruning street trees, particularly in the older suburbs where large trees were originally planted, trials of injection of chemicals into trees to retard their growth, are being undertaken. The results of these trials will not be complete for about 2-3 years; however, it is anticipated that the cost savings could be of the order of \$100,000 per annum.

In the newer suburbs of the City of Wanneroo, care is taken to ensure that street trees are of species which do not require pruning as often.

Polymer Trials on Turf

A trial has recently been undertaken, at the cost of the process developer, on both Kingsway and Prince Regent Park, where polymer is added to the ground when grass seed or turf is being laid. This results in a reduction in applied water with a subsequent saving in energy costs. The trials will continue to be monitored prior to any decisions being made.

Fertiliser Regime

In line with the recommendations of the review Committee, the application rate and frequency of fertilisers on all parks was reduced, in many cases down to half. The slight reduction in standard for the parks has been more than compensated for by the resultant savings in costs. This regime will continue.

Contract Tree Planting

This can be undertaken only where a new park is being planted, as the volume of trees needs to be large to justify the contract. However, the process requires close supervision to ensure Council's standards are adhered to and frequent maintenance is not necessary.

Reorganisation of Workforce

A rationalisation was undertaken of the number of vehicles used by the general park maintenance crew and the zones within which different 'teams' worked. This has resulted in more efficient utilisation of manpower and a dramatic reduction in the number of vehicles used.

Use of Woodchippers

The use of woodchippers to process the garden refuse collected during the normal refuse pick-up and the prunings created by management of parks and street verges, will be increased during the next financial year. This processing gives a quality mulch which is used for successful dune stabilisation/revegetation.

Computerised Reticulation

It is proposed that a computerised program be developed which will correlate all of the City's parks, their watering programmes and floodlighting requirements. Monitoring is being undertaken of other local authorities' developments in this field and funds have been provided in the 1991/92 Budget for work in this direction.

An automatically controlled system of watering and lighting will result in large savings in several areas.

Turf Wickets

Discussions are continuing with the Western Australian Cricket Association on the future maintenance of turf wickets, particularly in view of the lack of financial contribution made by the Association and the small number of residents/ratepayers who use the facility.

9-Day Fortnight

Since the introduction of Flexitime (9-Day fortnight) for outside staff, all of the workers have taken the same Monday as a Rostered Day Off. This results in a major disruption of services on that particular day. Discussions are now taking place on a system of ensuring that half of the staff at a time take one day, and the other half take the following Monday.

F71101 DEVELOPMENT OF COMPUTERISED PROGRAM - [206-12]

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that Council supports the initiative of computerisation of the parks reticulation and lighting systems, as outlined. **CARRIED**

Cr Nosow entered the Chamber at this point, the time being 11.50 pm.

F71102 FLEXIBLE ROSTERED HOURS - [404-0]

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that Council delegates authority to the City Parks Manager to exercise flexibility in management of the Flexitime (9-Day Fortnight) scheme with his staff.

CARRIED

F71103 CAR PARKING - CRAIGIE REGIONAL RECREATION FACILITY - [745-4-1]

Discussion ensued on the aesthetic effect on the locality of a single car park to cater for both Wanneroo Water World and the new Recreation facility.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that consideration of the Expenditure Control Occasional Committee's concerns in relation to the aesthetics of the car parking proposals for Craigie Regional Recreation Centre be referred to Technical Services Committee - Item F11149 refers. **CARRIED**

F71104 **FACT-FINDING TOURS - INTERSTATE AND OVERSEAS - [202-1-1]**

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that a report be submitted to Expenditure Control Occasional Committee on the feasibility of Councillors and staff undertaking fact-finding visits to the Eastern States and or overseas, with a specific purpose, eg reticulation systems, refuse trucks, as opposed to attending general-purpose Conferences and Seminars, such report to include details of eligibility of such tours for Government Training Levy.

CARRIED

Cr Rundle entered the Chamber at this point, the time being 11.54 pm.

F71105 **WANNEROO ECONOMIC DEVELOPMENT ASSOCIATION - ACHIEVEMENTS - [320-0]**

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that a report be submitted to Expenditure Control Occasional Committee on the achievements made by Wanneroo Economic Development Association this financial year in terms of real development or permanent job opportunities, together with similar information on the Wanneroo Chamber of Commerce. **CARRIED**

F71106 **PERFORMANCE CONTRACTS - DEPARTMENT HEADS - [404-0]**

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that a report be submitted to Expenditure Control Occasional Committee on any current performance contracts applicable to officers of the City of Wanneroo, in particular Heads of Departments, Town Clerk and Deputy Town Clerk, with details of any benefits attached to the salary package. **CARRIED**

F91119 **PUBLIC RELATIONS**

MOVED Cr Johnson, **SECONDED** Cr Rundle the Report of the Public Relations Occasional Committee Meeting, held on 14 November 1991, be received.

CARRIED

ATTENDANCES

Councillors:	R F JOHNSON - Chairman	South-West Ward
	W H MARWICK - Mayor	Central Ward
	H M WATERS - to 7.19 pm	North Ward
	W S SMITH	South Ward
	A V DAMMERS	Central Ward
	A M CARSTAIRS - Observer, to 6.07 pm	Central Ward
	N RUNDLE - Observer, to 7.16 pm	South-West Ward

Town Clerk: R F COFFEY
Public Relations Officer: A DAVIDSON
Committee Clerk: M THURSTON
Minute Clerk: D GOWER

CONFIRMATION OF MINUTES

The Minutes of the Public Relations Occasional Committee Meeting, held on 20 August 1991, were confirmed as a true and correct record.

DECLARATIONS OF PECUNIARY INTEREST

Nil.

MEETING TIMES:

Commenced: 5.34 pm
Closed: 7.28 pm

F71107 AUSTRALIA DAY 1992 - [301-5-1]

PUBLIC RELATIONS OFFICER'S REPORT F71107

The Public Relations Officer gives details of previous Australia Day functions, which incorporate a major Citizenship Ceremony and involve presentation of the Citizen and Young Citizen of the Year Awards. She submits the costs of the 1991 function held in Mawson Park and seeks consideration of items to be purchased from the Australia Day Council for presentation to newly naturalised citizens during the whole of 1992.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that Council:

- 1 holds an Australia Day 1992 Function and Citizenship Ceremony, on similar lines to that held in 1991, on Sunday, 26 January 1992 at Mawson Park;
- 2 reviews the catering requirements for the VIP guests for the function in an endeavour to reduce the cost;
- 3 holds a Cocktail Party on Friday, 24 January 1992 for announcement of the Citizen and Young Citizen of the Year Awards;
- 4 purchases the items listed on Attachment 1 to Report F71107, from the Australia Day Council at a total cost of \$2,263.75. **CARRIED**

F71108 VIP GIVEAWAYS - [704-4]

PUBLIC RELATIONS OFFICER'S REPORT F71108

The Public Relations Officer submits a listing of the items used by Councillors as promotional giveaways, with the numbers remaining in stock. She seeks Council guidance as to future replenishment of stocks and alternative items for different purposes.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that Council:

- 1 purchases replenishment stock of its VIP giveaways, including a selection of ties;

- 2 purchases a number of gifts, eg plastic pens, key rings, to the value of 40-50 cents each, for presentation to school children who visit the City of Wanneroo;
- 3 investigates the cost of a City of Wanneroo bookmark and a glass paperweight and purchases a quantity of each if the price is acceptable;
- 4 requests Councillors to show restraint in the use of VIP giveaways and Appreciation Dinners. **CARRIED**

F71109 CIVIC CHARITY DINNER - [703-1-6]

PUBLIC RELATIONS OFFICER'S REPORT F71109

In August (Item F70811) Council resolved not to hold a Civic Dinner for 1991 and to defer consideration of the feasibility of the hosting of a sponsored Charity Dinner during 1991, pending the outcome of an investigation by the Chairman of Public Relations Occasional Committee and the Public Relations Officer into the amount of support amongst the business sector for such an event.

It also resolved that a report be submitted to the Public Relations Occasional Committee giving details of proposals for a sponsored Charity Dinner, including venue, format, costs, sponsorship proposals, the requirements of the Local Government Accounting Directions and suggested charities.

The Public Relations Officer reports on a proposal to hold a dinner at Observation City Resort Hotel on Friday, 14 February 1992, with 352 guests, of which 18 tables would be sponsored by major creditors/ratepayers of the City of Wanneroo at \$1,000 per table of 8 guests. All other invited guests (approximately 208) would be requested to pay \$60 per head for the Dinner Ticket.

The proposed format for the evening would include a Tombola or Dinner Auction, for which people would both donate prizes and purchase tickets to participate.

Any funds made during the evening would be used towards providing additional facilities for children with disabilities within the City of Wanneroo.

The Public Relations Officer gives details of the proposal for the Dinner to be self-funding, with the exception of minor items of printing and room deposit. She suggests Council's contribution to the dinner to be of the order of \$5,000 to be used for these items, with any surplus being a donation to the charity selected.

Several of Council's large suppliers/ratepayers have already been canvassed during a luncheon arranged for that purpose and have registered an element of support.

Correction

The Public Relations Officer advised that the following paragraph had been omitted from Page 4 of Report F71109:

"As some funds will need to be expended immediately for securing a booking with the venue and also for printing stationery items, it is further proposed that the City make an allocation of \$5,000 towards the Charity Dinner. All surplus funds will be directed to the charity."

RECOMMENDATION

That:

- 1 Council:
- (a) holds a Civic Charity Dinner/Dance at Observation City on Friday, 14 February 1992;
 - (b) invites major creditors and ratepayers (shopping centres, property trusts, etc) to sponsor a table of eight for \$1,000.00 at the Civic Charity Dinner/Dance;
 - (c) sets the price for tickets for other invited guests at \$60.00 per person;
 - (d) holds a tombola and auction during the Charity Dinner/Dance to raise further funds;
 - (e) invites a major media personality to the Charity Dinner/Dance as a guest of honour;
- 2 consideration of the allocation of funds of \$5,000.00 be referred to Finance and Administrative Resources Committee.

CARRIED

Crs Marwick and Dammers dissented.

THIS ITEM HAS BEEN RECOMMENDED TO BE SET ASIDE AT ITEM F31125A.

MOVED Cr Freame, **SECONDED** Cr Waters that Council:

- 1 invites major creditors and ratepayers (shopping centres, property trusts, etc) to sponsor a table of eight for \$1,000.00 at the Civic Charity Dinner/Dance;
- 2 sets the price for tickets for other invited guests at \$60.00 per person;
- 3 holds a tombola and auction during the Charity Dinner/Dance to raise further funds;
- 4 invites a major media personality to the Charity Dinner/Dance as a guest of honour. **CARRIED**

F71110 LOCATION OF CITIZENSHIP CEREMONIES - [703-1]

RECOMMENDATION

That Council holds its large Citizenship Ceremonies during 1992 at a variety of venues, eg Warwick Leisure Centre, Wanneroo Recreation Centre, rather than all at Ocean Ridge Community Centre.

AMENDMENT MOVED Cr Dammers, **SECONDED** Cr Edwardes that, subject to no additional costs, eg facility hire charges, Council holds its large Citizenship Ceremonies during 1992 at a variety of venues, eg Warwick Leisure Centre, Wanneroo Recreation Centre, rather than all at Ocean Ridge Community Centre.

The **AMENDMENT** thus became the **SUBSTANTIVE MOTION**

was **PUT** and

CARRIED

F71111 NEWSPAPER ADVERTORIAL - [205-1]

The Public Relations Officer tabled a suggested format for the proposed local newspaper "advertorial". This will be included in the Wanneroo Times on a fortnightly basis under the banner "Council Briefs".

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that the proposed format for the fortnightly Wanneroo Times insert, namely "Council Briefs" be accepted.

CARRIED

NEWSPAPER INSERT - REFUSE RECYCLING - [508-4, 205-1]

The Public Relations Officer tabled a proposed four page insert for the Wanneroo Times which sets out the procedure to be followed by persons wishing to utilise the City of Wanneroo Refuse Recycling facilities. The issue of this newspaper advertisement will coincide with the official opening of the Badgerup Road Recycling and Sorting facility on 5 December 1991.

Cr Dammers left the Chamber at this point, the time being 12.00 midnight.

F91120 REPORT OF THE TOWN CLERK

MOVED Cr Rundle, **SECONDED** Cr Nosow that the Report of the Town Clerk be received. **CARRIED**

F91121 SCHEDULE OF DOCUMENTS REQUIRING THE COMMON SEAL - [200-0-1]

The documents listed below require the endorsement of the City of Wanneroo Common Seal:

Document: Lease
Parties: Landcorp and City of Wanneroo
Land Description: Alkimos Wilderness Youth Camp

Document: Deeds of Agreement, Withdrawal of Caveat and Caveat
Parties: Perth Diocesan Trustees, Enetta Pty Ltd Metropolitan Properties Pty Ltd and City of Wanneroo
Land Description: Craigie Plaza Shopping Centre and Tavern

Document: Application to Surrender Easement
Parties: City of Wanneroo and Landcorp and D S Jones
Land Description: Lot 92 San Rosa Road, Wanneroo

Document: Second Dwelling Agreement
Parties: D and M A Stillitano and City of Wanneroo
Land Description: Lot 53 Queensway Road, Wanneroo

Document: Lifeguard Contract
Parties: City of Wanneroo and the Surf Life Saving Association of Australia, WA State Centre Inc
Land Description: The employing of two lifeguards for the period 1 December 1991 to 28 February 1992 for City of Wanneroo Beaches

ADDITIONAL INFORMATION

The Town Clerk submitted the following additional item for inclusion in the Schedule of Documents:

Document: Transfer of Land (dedication of road)
Parties: Burns Management Pty Ltd to City of Wanneroo
Land: Marmion Avenue north of Burns Beach Road to boundary of Lot 2 on Plan 9217

MOVED Cr Freame, **SECONDED** Cr Johnson that Council authorises the affixation of the Common Seal to, and endorses the signing of, the documents listed above.
CARRIED

F91122 THE ROLE OF LOCAL GOVERNMENT IN ECONOMIC DEVELOPMENT - PROPOSED SEMINAR [320-0, 312-2]

Mr Roger Guenette, an economic development consultant from Minnesota in the USA, is currently visiting Western Australia at the invitation of the State Government. Mr Guenette is an expert in economic development financing and the role of municipal Government in attracting and encouraging economic development. He is currently contracted to a number of counties in the American Mid-West to assist in local development initiatives.

Most municipal authorities in the USA have similar investment powers to those proposed in the new Local Government Act, and the US experience is very relevant to the local situation at the current time.

Mr Guenette was originally scheduled to address a number of CSCA member shires as part of a series of WAMA sponsored economic development seminars. The early close to the wheat season has, however, necessitated the postponement of a number of these seminars and consequently Mr Guenette is available to address metropolitan Councils on economic development initiatives and financing.

As Mr Guenette must return to the United States in mid December, it is proposed to conduct the seminar for metropolitan Councils in the first week of December. The exact date and venue are yet to be determined.

Council has been invited to nominate 2 to 4 representatives, comprising Councillors and senior officers, at a cost of between \$35 and \$50 per registration.

It is considered appropriate for Council to be represented at this seminar by two Councillors and two officers.

MOVED Cr Smith, **SECONDED** Cr Edwardes that Council:

1 authorises the attendance of two Councillors at the Seminar on the Role of Local Government in Economic Development at a cost of \$50 per delegate;

2 authorises payment of registration fees and incidental expenses from Allocation 20006 - Members, Conferences.

CARRIED

F91123 WESTERN AUSTRALIAN MUNICIPAL ASSOCIATION - COMMITTEE VACANCIES - LOCAL GOVERNMENT AUDITORS BOARD [312-2]

The Western Australian Municipal Association is seeking nominations from Member Councils for appointment as member and deputy member of the Local Government Auditors Board. Nominations close on Friday, 20 December 1991.

The vacancy in the position of Members arises due to the expiration of the term of Councillor A Ceniviva of the City of Melville.

The term of office in respect of each vacancy is up to three years and commences on 29 February 1992.

The Board usually meets monthly on a Wednesday morning at the offices of the Department of Local Government, 32 St George's Terrace, Perth. A meeting fee of \$73.00 per half day, \$108.00 per full day (where necessary) applies.

Cr Smith nominated Cr Rundle

Cr Rundle declared an interest in this item and abstained from voting.

MOVED Cr Smith, **SECONDED** Cr Nosow that Council nominates Cr Rundle for appointment as member or deputy member to the Local Government Auditors Board.

CARRIED

F91124 WESTERN AUSTRALIAN FIRE BRIGADES BOARD ELECTION - LOCAL GOVERNMENT REPRESENTATIVE [312-2]

The Western Australian Electoral Commission has submitted to Council a Voting Paper in respect of the election of one member to represent country local authorities on the Western Australian Fire Brigades Board.

It is considered appropriate for Council to determine its vote behind closed doors.

MOVED Cr Johnson, **SECONDED** Cr Freame that determination of a Local Government representative to the Western Australian Fire Brigades Board be deferred for consideration later in the meeting, behind closed doors.

CARRIED

F91125 REQUEST FOR PROVISION OF TRANSCRIPT - CR SMITH - [702-3]

Cr Smith has requested a transcript of the proceedings of the October meeting of Council in relation to Item F31004.

In accordance with Council's adopted policy, this request is submitted for consideration.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that, in accordance with adopted policy, Council provides the transcript requested by Cr Smith.

CARRIED

MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

F91126 NOTICE OF MOTION - CR H M WATERS - MORATORIUM ON LARGE COUNCIL FUNCTIONS - [703-3]

Cr Waters had given notice of the following motion for consideration at the Ordinary Meeting of Council to be held on Wednesday, 27 November 1991:

"that Council rescinds its Resolution F91041 that:

a report be submitted to Finance and Administrative Resources Committee on a moratorium on Council dinners for more than 50 people, with the exception of the Charity Dinner being arranged by Cr Johnson, such moratorium to extend to end-June 1992."

MOVED Cr Waters, **SECONDED** Cr Edwardes that Council rescinds its Resolution F91041 viz:

"a report be submitted to Finance and Administrative Resources Committee on a moratorium on Council dinners for more than 50 people, with the exception of the Charity Dinner being arranged by Cr Johnson, such moratorium to extend to end-June 1992." **CARRIED**

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

NOTICE OF MOTION - CR WATERS

Cr Waters gave notice of the following motion for consideration at the Ordinary Meeting of Council to be held on 18 December 1991:

"That Council hosts an appreciation dinner for the Committee Members and partners only of the Wanneroo Agricultural Society."

NOTICE OF MOTION - CR SMITH

Cr Smith gave notice of the following motion for consideration at the Ordinary Meeting of Council to be held on 18 December 1991:

"That Council does not make any change to its existing height restrictions in Connolly on land associated with the sale of the Joondalup Golf Course which has been proposed for use as a hotel site, unless this change in restrictions is otherwise supported by Connolly residents/ratepayers."

NOTICE OF MOTIONS FOR CONSIDERATION BY AN APPROPRIATE COMMITTEE, WITHOUT DISCUSSION

F91127 RURAL STRATEGY PLAN - MARKET GARDEN SALES - [290-0-1]

MOVED Cr Waters, **SECONDED** Cr Davies that a report be submitted to Town Planning Committee giving details of progress towards preparation of the strategy necessary for Council to accommodate the land uses requested by Mrs Rigali, Mr D'Uva and Mr Macri.

CARRIED

F91128 PROVISION OF PLAYGROUND EQUIPMENT - GUMBLOSSOM PARK, QUINNS ROCKS - [061-049]

MOVED Cr Davies, **SECONDED** Cr Waters that a report be submitted to Finance and Administrative Resources Committee on the reallocation of North Ward funds for the provision of playground equipment in Gumblossom Park, Quinns Rocks. **CARRIED**

F91129 **SIGNAGE WITHIN JOONDALUP BUSINESS PARK AND WANGARA INDUSTRIAL AREA - [509-0-1]**

MOVED Cr Smith, **SECONDED** Cr Nosow that a report be submitted to Technical Services Committee on the feasibility of undertaking a forum with representatives of Joondalup Development Corporation and Wanneroo Chamber of Commerce to address solutions to the question of advertising and directional signage in Joondalup Business Park and Wangara Industrial Area as the present conditions and restrictions are adversely affecting the operators and the clients or ratepayers in the City of Wanneroo. **CARRIED**

F91130 **LEGAL CHALLENGE TO AMALGAMATION OF JOONDALUP DEVELOPMENT CORPORATION WITH OTHER GOVERNMENT BODY - [310-1]**

MOVED Cr Smith, **SECONDED** Cr Waters that a report be submitted to Finance and Administrative Resources Committee on:

1 the obtaining of a legal opinion with regard to the interpretation of the original Charter that was used to establish Joondalup Development Corporation, in relation to:

(a) any legal issue Council could use to prevent any amalgamation;

(b) the aims of JDC including what was to be done with any profits that were to be generated by JDC;

2 until that legal interpretation is obtained in writing, the support Council can give to whatever legal processes are available to prevent any profits generated by JDC including the recent sales associated with Joondalup Golf Course being used outside the Joondalup area. **CARRIED**

F91131 **ZONING FOR OCEAN REEF CARAVAN PARK - [770-7]**

MOVED Cr Smith, **SECONDED** Cr Rundle that a report be submitted to Town Planning Committee on the feasibility of, prior to adoption of the 1992/93 Budget, Council considering a change from the existing Rural zoning for the strata titled Ocean Reef Caravan Park to a zoning "Caravan Park - Strata Title" or similar, which will enable a particular lower rating system to be struck to reflect the limited amenity enjoyed by these strata title landowners compared to the general landowners of normal strata titled unit;

however, should the new legislation known as the Caravans and Camping Grounds Act be proclaimed prior to the Budget being approved by 1992/93, which may alter the present anomalies in line with all other strata landowners, the planning process would discontinue.

CARRIED

QUESTIONS WITHOUT NOTICE WITHOUT DISCUSSION - CR F FREAME

Cr Freame stated that it was alleged in public last week that the Ocean Ridge Community Recreation Management Committee had written to Council requesting a deputation to Community Services Committee and that she had refused that deputation. She asked for answers to the following questions:

1 On what date was correspondence on the subject received by the City?

- 2 What was the date on the correspondence?
3 To whom was the correspondence directed for action?
4 If the deputation was refused, on what grounds was it refused?
5 Was an alternative date offered?

The Town Clerk submitted the following response to those questions:

- Q1 No written request had been received by the City as at 5.00 pm
 tonight (Wednesday, 27 November 1991).

This response then answers Questions 2, 3, 4 and 5.

F91132 REQUEST FOR TRANSCRIPT - CR EDWARDES - [702-3]

The Town Clerk reported that Cr Edwardes has requested a transcript of the proceedings of the Council meeting relating to Item F21136. Rather than defer this for one month, he sought Council consideration of the request.

MOVED Cr Waters, **SECONDED** Cr Carstairs that, in accordance with adopted policy, Council provides the transcript requested by Cr Edwardes.

CARRIED

PUBLIC QUESTION TIME

THERE THEN FOLLOWED A PERIOD OF QUESTION TIME, DURING WHICH QUESTIONS WERE PUT BY THE PUBLIC ON BUSINESS DISCUSSED DURING THE COURSE OF THE MEETING.

Cr Dammers left the Chamber at this point, the time being 12.29 am.

MOVED Cr Rundle, **SECONDED** Cr Nosow that the meeting:

- 1 adjourn for a short period;
2 be held behind closed doors.

CARRIED

The Press and members of the public left the Chamber at this point, the time being 12.35 am.

CONFIDENTIAL BUSINESS

RESOLVED that the meeting resume, the time being 12.40 am.

F91124 WESTERN AUSTRALIAN FIRE BRIGADES BOARD ELECTION - LOCAL GOVERNMENT REPRESENTATIVE - [312-2]

The Western Australian Electoral Commission has submitted to Council a Voting Paper in respect of the election of one member to represent country local authorities on the Western Australian Fire Brigades Board.

The Town Clerk gave details of the three nominations made for this election and sought guidance on the proposed voting paper.

MOVED Cr Waters, **SECONDED** Cr Edwardes that Council completes the voting paper for election of the Local Government Representative of the Western Australian Fire Brigades Board as resolved at this meeting.

CARRIED

RUNDLE
JOHNSON