

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, 25 MARCH 1992

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	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 McNALLY
City Recreation and Cultural Services Manager:	R BANHAM
City Environmental Health Manager:	G A FLORANCE
City Librarian:	N CLIFFORD
City Building Surveyor:	R G FISCHER
City Parks Manager:	F GRIFFIN
Security Administrator:	T M TREWIN
Public Relations Officer:	A DAVIDSON
Committee Clerk:	M THURSTON
Minute Clerk:	D VINES

There were 60 members of the Public and 3 members of the Press in attendance.

The Mayor declared the meeting open at 7.34 pm.

CONFIRMATION OF MINUTES

G90301 MINUTES OF COUNCIL MEETING HELD ON WEDNESDAY, 26 FEBRUARY 1992

MOVED Cr Freame, SECONDED Cr Dammers that the Minutes of Council Meeting held on 26 February 1992, be confirmed as a true and correct record. **CARRIED**

QUESTIONS OF WHICH DUE NOTICE HAS BEEN GIVEN, WITHOUT DISCUSSION

CHICHESTER RESERVE FACILITIES AND PARKING AREA

Cr Edwardes submitted the following questions relating to Chichester Reserve Facilities and Parking Area:

Q1 Can the Town Clerk advise if he has received a report from myself in respect to the above and the date of the report?

A1 Yes, 19 March 1992.

Q2 Can the Town Clerk outline to the Council the contents of that report?

A2 "On the 10th February 1992 I attended the meeting of the Kingsley Woodvale Recreation Association.

At that meeting the President, Mr Peter McKenzie, indicated his displeasure at Council's intention not to follow the Association's recommendation in respect to the location of the facility.

On Thursday, 13th February 1992, I attended a meeting with Mr McKenzie and Council officers at Chichester Oval. This meeting was called by Mr McKenzie. At the meeting Mr McKenzie put the case of the Recreation Association to Council Officers.

I was still not convinced that the facility should be shifted, however, at the Technical Services meeting of Monday, 16th February 1992, the recommendation was to shift the facility to a more suitable location. At that meeting I declared a pecuniary interest because the facility is close to my residence.

At the Council meeting of 26th February 1992, I confirmed that pecuniary interest.

As a result of some recent community disquiet in respect to the location of the facility, two issues have arisen:

First that I had the facility shifted because of the location of my residence. This is clearly not the case as can be verified by Council officers, members of the Recreation Association and sporting groups.

Secondly that only some residents were advised of Council's decision. This is correct because when I left the site meeting at Chichester Oval on Thursday, 13th, I was approached by residents asking what the meeting was about and if I could advise them of Council's decision.

At the same time I was requested by residents if the material used for the construction of the facility could blend in with the surrounding environment. I attended to this in discussions with Mr Fischer.

Consequently I advised residents accordingly in writing advising as to the location and the colour of the material to be used.

I understand that you intend in conjunction with the Mayor to hold an informal meeting with some of the residents who have initiated a petition for the purpose of holding a special electors meeting.

I would appreciate it if you could outline at both proposed meetings, my role as outlined in respect to this issue.

Would you please ensure a copy of this correspondence is forwarded to the Mayor for his information."

Q3

Can the Town Clerk advise if he or the Mayor have received correspondence from a Group known as the Chichester Reserve Action Group, c/o Garry Chalker, 9 Landor Gardens, Woodvale, dated March 17 1992 under the signatures of Garry Chalker, Mark Langdon and Mark Escott?

In respect of this correspondence, can the Town Clerk answer Question 1?

A3

Yes. The correspondence referred to arrived at this office on 18 March 1992, addressed to the Mayor, and reads as follows:

"Following the commencement of the construction of the club facilities at Chichester Reserve, concerned residents who will be affected by the relocation advise that under Local Government Act Part VII - Proceedings of Council, paragraph 171(1) to (6) that we hereby advise we will convene a "Special Electors' Meeting".

At the meeting, we will be addressing the following concerns:

1 The reasons for relocating the club facilities:

- (a) Why it was decided to move them?
- (b) When?
- (c) By whose authority? ie who instigated the action?"

In response to the items outlined under Clause 1 above, I submit the following:

The reasons for relocating the Club facilities:

- (a) Why it was decided to move them?

The initial proposal located the facilities north west of the southern oval on Chichester Reserve, adjacent to Trappers Drive.

The relocation of the facilities was as a result of consideration of:

. concerns expressed by the Kingsley/Woodvale Recreation Management Committee that:

. noise from the building could result in complaints from residences in Trappers Drive, leading to restricted use of the building;

. better viewing of Reserve activities was possible from a centrally located facility;

. car parking considerations:

The options developed up to 13 February 1992 had problems associated with high cost retaining walls, or removal of a large section of natural vegetation;

A car parking option developed after 13 February 1992 overcame the objections;

. the relocation allowed the easier connection to sewer and reduced the amount of retaining that was required.

(b) When?

Council at its meeting held on 26 February 1992 resolved to locate the car park centrally in the Reserve.

(c) By whose authority? ie who instigated the action?

The action to relocate the facilities arose as a result of Council's decision on 26 February 1992.

Q4 Can the Town Clerk advise whether he has made enquiries with his officers in respect to this matter?

If so, can he advise the Council of his findings?

A4 Taken on notice.

Q5 Can the Town Clerk confirm if I declared a pecuniary interest in respect to this matter at the Technical Services Committee Meeting of 17 February 1992 and the Council Meeting of 26 February 1992?

A5 Yes, on both occasions.

Q6 Can the Town Clerk advise what it means to declare a pecuniary interest?

A6 Pecuniary interest means a financial interest, whether a positive financial interest or one that might involve a loss to the particular Councillor or officer.

- Q7 Can the Town Clerk advise if, in his opinion, I had to declare a pecuniary interest in terms of the strict interpretation of the Local Government Act?
- A7 No.
- Q8 Can the Town Clerk advise from Council records, on what date did settlement cost occur in respect to the purchase of my property at No 8 Nadine Place, Woodvale?
- A8 Council records do not disclose the settlement date in respect of the purchase of your property at No 8 Nadine Place, Woodvale. However, possession date is shown as 31.12.91.
- Q9 1 Can the Town Clerk advise if a site meeting was held at Chichester Oval on 20 January 1992 at 7.00 am?
- A9(1) Yes.
- 2 Can he advise who was present at the meeting?
- A9(2) Dennis Blair, John Jodrell, Dennis Cluning, I am unable to confirm whether Bruce Simmonds was present, Colin Edwardes, Keith Barlow and another representative from Kingsley Junior Soccer, Lee Timbrell and a representative (Secretary?) lady from the Recreation Management Committee.
- 3 Can he advise what was discussed at the meeting?
- A9(3) Three options for siting of carpark to enable the firm siting of the toilet block:
- Option 1 - Central adjacent Trappers
Option 2 - Northern adjacent Trappers
Option 3 - South adjacent Trappers
- 4 Can he advise as a result of the meeting, which proposal was decided to proceed with?
- A9(4) Option 1 selected after long discussion.
- 5 Can he describe to the Council the location of Option 1?
- A9(5) Option 1 was 80 bays located between boundary and oval and with retaining wall on West. Pad for building on East bounded by a retaining wall on East.
- 6 Can he advise if there was any dissent to Option 1? If so from whom?
- A9(6) No dissent and various officers went away to put the design work in hand.
- Q10 Can the Town Clerk advise the date of the building commencing construction of the facility?

- A10 After amended siting agreed to (by Council) the builder commenced clearing work on 9 March 1992, filled and compacted the site and poured footings and erected steel up to Tuesday, 17 March 1992.
- Q11 Can the Town Clerk advise where the request came from in respect to the on-site meeting on Chichester Reserve on 13 February 1992?
- All The City Building Surveyor received a telephone call from Mr Peter McKenzie that a meeting had been arranged for 5.00 pm on Thursday, 13 February 1992. Also that Cr Edwardes and various Council officers had been invited to attend.

QUESTIONS OF WHICH NOTICE HAS NOT BEEN GIVEN, WITHOUT DISCUSSION

CORRESPONDENCE FROM MRS OUDE-MEILINK

Cr Freame directed the following questions to the Town Clerk:

- 1 Is the City of Wanneroo in receipt of correspondence from Mrs Oude-Meilink in regard to the appeal determination in relation to Lot 276 (8) Linear Avenue, Mullaloo?
- 2 What action has been or will be taken with regard to this correspondence?

The Town Clerk responded as follows:

- 1 Yes.
- 2 We have advised Mrs Oude-Meilink administratively that the Minister's decision is final; however, a report will be submitted to the next meeting of Town Planning Committee for consideration.

CHICHESTER RESERVE FACILITIES

Cr Moloney asked the Town Clerk:

- 1 How many meetings have been held in relation to the facilities on Chichester Reserve?
- 2 Why was the Council delegate to the Kingsley/Woodvale Recreation Management Committee not invited to these meetings?

The Town Clerk advised that he would take these questions on notice.

COMMITTEE BUSINESS - GIRRAWHEEN/KOONDOOLA RECREATION MANAGEMENT COMMITTEE

Cr Moloney asked the Town Clerk how the Girrawheen/Koondoola Recreation Management Committee was aware of Standing Committee recommendations and financial arrangements prior to Council meetings, even though this is contrary to Standing Orders By-Laws?

The Town Clerk advised that he would take this question on notice.

ALLEGATIONS - WANNEROO TOURISM COUNCIL

Cr Moloney directed the following questions to the Mayor:

In relation to the allegations made by Cr Waters at the recent Finance and Administrative Resources Committee meeting:

- 1 Has Councillor Waters formally reported or substantiated her allegations to Council?
- 2 Has an officer of the Wanneroo Tourism Council reported the same allegations to Council?

The Mayor advised that he would take these questions on notice.

LEGAL OPINION - EPARAG

Cr Edwardes referred to a legal opinion obtained by EPARAG and asked whether the Town Clerk has read this and obtained advice from Council's solicitors on this matter.

The Town Clerk replied that he has received and read this opinion. He has not yet referred this to the solicitors; however this will be done as soon as possible.

ANNOUNCEMENTS BY THE MAYOR, WITHOUT DISCUSSION

OPENING OF MULLALOO SURF LIFESAVING CLUB

The new Mullaloo Surf Lifesaving Club was officially opened earlier this month.

The club, built at a cost of \$1.2 million, was designed by Council to complement the growth of the Mullaloo Surf Club and also to make swimming at the beach much safer for Wanneroo residents.

PRO/AM AND STAFF GOLF DAY - MARANGAROO GOLF COURSE

Another successful pro/am and staff golf day was held earlier this week at the Marangaroo Golf Course.

All players enjoyed good weather for their rounds of golf and a pleasant day was had by all.

OPENING - CLUBROOMS WANNEROO SHOWGROUNDS

The new clubrooms at the Wanneroo Showgrounds have been completed and will be officially opened on Saturday, 11 April 1992.

ANNUAL MUNICIPAL ELECTIONS - MAY 1992

Nominations have opened for candidates for the upcoming Local Government elections to be held on Saturday, 2 May 1992.

To date, Council has received six nominations for the four available seats on Council.

The six nominations include three incumbent councillors, Crs Graeme Major, Arnold Dammers and Colin Edwardes. Paul Lewis and Michael Gilmore will be

contesting the South Ward election, while Raoul Cywicky will run for selection in the Central Ward.

RESIGNATION - MRS MAUREEN THURSTON, COMMITTEE CLERK

Council's Committee Clerk Mrs Maureen Thurston will resign from Council this Friday after serving more than nine years with the Wanneroo City Council.

On behalf of the Councillors and all Council staff, I would like to thank Mrs Thurston for her dedication to her duty and for her efficiency in her position.

Mrs Thurston has set very high standards in her job and she will be a hard person to replace.

Council is sorry to see her go, but we wish her well in her new life at Bridgetown.

PETITIONS, MEMORIALS AND DEPUTATIONS

G90302 PETITION SUPPORTING PROPOSED DEVELOPMENT OF SHOPPING/MEDICAL CENTRES - ELLIOT ROAD/GREENFIELDS CIRCLE, WANNEROO - [790-609]

Cr Carstairs tabled a 476-signature petition supporting the proposed development of a shopping centre and medical centre on Lots 1-4, 7 and 8 Elliot Road/Greenfields Circle, Wanneroo.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that the petition supporting the proposed development of a shopping centre and medical centre on Lots 1-4, 7 and 8 Elliot Road/Greenfields Circle, Wanneroo be received and considered in conjunction with Item G20322.

CARRIED

G90303 PETITION REQUESTING DEFERRAL OF PROPOSED DEVELOPMENT OF SHOPPING/MEDICAL CENTRES - ELLIOT ROAD/GREENFIELDS CIRCLE, WANNEROO - [790-609]

Cr Dammers tabled a 110-signature petition asking Council to defer any decision to approve the proposed shopping centre in Elliot Road/Greenfields Circle, Wanneroo until the structure plan for the area bounded by Wanneroo, Elliot, Lenore and Ocean Reef Road has been advertised.

MOVED Cr Dammers, **SECONDED** Cr Carstairs that the petition asking Council to defer any decision to approve the proposed shopping centre in Elliot Road/Greenfields Circle, Wanneroo until the structure plan for the area bounded by Wanneroo, Elliot, Lenore and Ocean Reef Road has been advertised, be received and considered in conjunction with Item G20322.

CARRIED

G90304 AMENDMENT NO 590 TO TOWN PLANNING SCHEME NO 1 - EXTENSION OF ADVERTISING PERIOD - [790-590]

Cr Dammers tabled a request from the President of the Edgewater Action Group that Council seeks approval from the Minister for Planning to extend by four weeks, the advertising period for Amendment No 590 to Town Planning Scheme No 1, due to the complexity of the matter.

The Town Clerk advised that as the closing date for public submissions is 27 March 1992, he would handle this matter administratively and write to the Minister, on behalf of Council, with a request for a four week extension.

MOVED Cr Dammers, **SECONDED** Cr Carstairs that the correspondence from Mr George Gault, on behalf of the Edgewater Action Group, be received.

CARRIED

G90305 **PETITION OBJECTING TO AMENDMENT NO 590 TO TOWN PLANNING SCHEME NO 1 - REZONING OF LOT 3 JOONDALUP DRIVE TO "MIXED BUSINESS" - [790-590]**

The Town Clerk advised that a 28-signature petition has been received, objecting to rezoning of Lot 3 Joondalup Drive from "Parks and Recreation" to "Mixed Business".

MOVED Cr Carstairs, **SECONDED** Cr Dammers that the petition objecting to rezoning of Lot 3 Joondalup Drive from "Parks and Recreation" to "Mixed Business" be received and referred to Town Planning Committee.

CARRIED

PRESENTATION FROM WANNEROO VOLUNTEER BUSH FIRE BRIGADE

Cr Carstairs presented to Council a bound copy of a Training Manual prepared for Wanneroo Volunteer Bush Fire Brigade by Chris Heerkens, Clive Thurston and Maureen Thurston. He reported that this manual is considered to be another area where Wanneroo is in the forefront of developments in the Bush Fire fighting arena.

PRESENTATION OF COAT OF ARMS - CITY OF MACKAY

The Mayor advised that during a recent visit to Queensland, he was presented with a plaque bearing the coat of arms of the City of Mackay. He had been asked to present this to the Council of the City of Wanneroo.

G90306 **PETITION REQUESTING FOOTPATH AND VERGE MAINTENANCE - ROYAL MELBOURNE AVENUE, CONNOLLY - [510-2104]**

A 50-signature petition has been received, requesting maintenance of footpaths, verges and roundabouts in Royal Melbourne Avenue, Connolly.

The City Parks Manager has advised the petitioners that work, which was previously programmed to occur, has now been carried out on the above areas.

This petition has therefore been handled administratively.

MOVED Cr Freame, **SECONDED** Cr Johnson that the petition requesting maintenance of footpaths, verges and roundabouts in Royal Melbourne Avenue, Connolly be received. **CARRIED**

G90307 **PETITION OBJECTING TO CLOSURE OF PEDESTRIAN ACCESSWAY BETWEEN TANDY COURT AND JUNIPER WAY, DUNCRAIG - [510-691, 510-692]**

A 13-signature petition has been received, objecting to the proposed closure of the pedestrian accessway between Tandy Court and Juniper Way, Duncraig. The grounds for objection are:

- ease of access to shopping centre and associated facilities;
- inconvenience should the accessway be closed;
- the accessway is considered to be a positive attribute to the area;
- the Davallia Primary School children would be required to use Juniper Oval to access the shops.

This petition will be referred to Town Planning Committee.

MOVED Cr Freame, **SECONDED** Cr Johnson that the petition objecting to the proposed closure of the pedestrian accessway between Tandy Court and Juniper Way, Duncraig be received and referred to Town Planning Committee. **CARRIED**

G90308 **PETITION EXPRESSING CONCERN AT TRAFFIC VOLUME AND SPEED - DOVERIDGE DRIVE, DUNCRAIG - [510-961]**

A 22-signature petition has been received expressing concern at the volume and speed of traffic in Doveridge Drive, Duncraig.

This petition will be referred to Technical Services Committee.

MOVED Cr Freame, **SECONDED** Cr Johnson that the petition expressing concern at the volume and speed of traffic in Doveridge Drive, Duncraig, be received and referred to Technical Services Committee.

CARRIED

G90309 **PETITION OBJECTING OF CLOSURE OF PEDESTRIAN ACCESSWAY BETWEEN STANTON CRESCENT AND RODGERS ROAD, GREENWOOD ON [510-778]**

A 31-signature petition has been received, objecting to the proposed closure of the pedestrian accessway between Stanton Crescent and Rodgers Road, Greenwood.

The petitioners consider the walkway to be useful and convenient as a short cut for children going to the High School and catching buses on Erindale Road.

It is also considered to be a useful access for people walking to Warwick Shopping Centre.

This petition will be referred to Town Planning Committee.

MOVED Cr Freame, **SECONDED** Cr Johnson that the petition objecting to the proposed closure of the pedestrian accessway between Stanton Crescent and Rodgers Road, Greenwood, be received and referred to Town Planning Committee. **CARRIED**

G90310 PETITION SUPPORTING PARKING EMBAYMENTS IN PORTMARNOCK CIRCUIT, CONNOLLY - [510-2434]

A petition containing 174 signatures has been received in support of embayments in Portmarnock Circuit to provide safe access to Connolly Primary School for students and parents.

The petitioners consider that parking embayments would relieve traffic problems on both Fairway and Portmarnock Circuits and beautify the sandy verge and area on the West side of the school.

This petition will be considered in conjunction with Item F10318.

MOVED Cr Freame, **SECONDED** Cr Johnson that the petition in support of embayments in Portmarnock Circuit, to provide safe access to Connolly Primary School for students and parents, be received, and considered in conjunction with Item F10318. **CARRIED**

G90311 PETITION REQUESTING PROVISION OF STREET KERBING AND CYCLEWAY IN QUEENSWAY ROAD, LANDSDALE - [510-220]

A 7-signature petition has been received seeking the provision of street side kerbing and cycleway in Queensway Road, Landsdale. The petitioners consider this would benefit not only the general public but the children who attend the local school within the street. They have requested that the cycleway be located on the same side of Queensway Road as the school.

This petition will be referred to Technical Services Committee.

MOVED Cr Freame, **SECONDED** Cr Johnson that the petition seeking the provision of street side kerbing and cycleway in Queensway Road, Landsdale, be received and referred to Technical Services Committee. **CARRIED**

G90312 PETITION REQUESTING THE SPRAYING OF MOSQUITOES ON LAKE GOOLLELAL - [218-1-1, 855-3]

A 36-signature petition has been received, requesting the spraying of mosquitoes on Lake Goollelal.

The petitioners will be advised by the City Environmental Health Manager that the City of Wanneroo is participating in a mosquito assessment programme in conjunction with the Health Department of Western Australia.

In addition, the District Environmental Health Officer has recently visited Goollelal Primary School and advised of possible breeding sites within the grounds and methods of treatment and prevention.

The small number of mosquitoes obtained from the light traps set by Council indicates a very low level of breeding in Lake Goollelal. This is also supported by the regular monitoring of the lakes by Health staff.

This matter will therefore be handled administratively.

MOVED Cr Freame, **SECONDED** Cr Johnson that the petition requesting the spraying of mosquitoes on Lake Goollelal, be received. **CARRIED**

G90313 **PETITION REQUESTING SPECIAL ELECTORS' MEETING - PROPOSED RELOCATION AND DEVELOPMENT OF CHICHESTER RESERVE CLUB FACILITIES AND CARPARK - [802-2, 062-396]**

A 75-signature petition of electors has been received, requesting the Mayor to convene a Special Meeting of Electors in accordance with the provisions of Section 171(3) of the Local Government Act.

The items for consideration at that meeting include the proposed relocation and development of Chichester Reserve Club Facilities and Carpark.

The Mayor has determined that the Special Meeting of Electors will be held on Thursday, 9 April 1992 at the Kingsley Clubrooms, and will commence at 7.30 pm.

MOVED Cr Freame, **SECONDED** Cr Johnson that petition requesting the Mayor to convene a Special Meeting of Electors in accordance with the provisions of Section 171(3) of the Local Government Act, be received. **CARRIED**

ANY BUSINESS OUTSTANDING FROM PREVIOUS MEETINGS

REPORTS OF COMMITTEES

G90314 COMMUNITY SERVICES COMMITTEE

MOVED Cr Freame, **SECONDED** Cr Rundle that the Report of the Community Services Committee Meeting held on 9 March 1992, be received.

CARRIED

ATTENDANCES

Councillors:	F D FREAME - Chairman	South-West Ward
	G A MAJOR - deputising for Cr Marwick	South-West Ward
	C P DAVIES	
North Ward		
A M CARSTAIRS		Central Ward
B J MOLONEY		South Ward
A V DAMMERS - Observer		Central Ward
P NOSOW - Observer, from 6.06 pm		South Ward
N RUNDLE - 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:	N CLIFFORD
Co-ordinator Welfare:	P STUART
Minute Clerk:	V GOFF

APOLOGY

An apology for absence was tendered by Cr Marwick; Cr Major deputised.

CONFIRMATION OF MINUTES

The Minutes of the Community Services Committee Meeting held on 10 February 1992, were confirmed as a true and correct record.

PETITIONS AND DEPUTATIONS

Nil

DECLARATIONS OF PECUNIARY INTEREST

Cr Carstairs declared an interest in Item G40304.

MEETING TIMES

Commenced:	5.37 pm
Closed:	7.28 pm

G40301 SMOKE FREE ENVIRONMENT - COUNCIL OWNED BUILDINGS - [335-1-1, 210-2]

DEPUTY TOWN CLERK'S REPORT G40301

In February (Item G40220), Council resolved that a report be submitted to Community Services Committee on the ramifications of precluding the smoking of tobacco products in all Council owned buildings.

The Deputy Town Clerk reports on the judgement handed down in the Federal Court of Australia which concluded that there was much evidence to support that cigarette smoke causes disease to non-smokers.

Council's solicitors are of the view that with the establishment of such a relationship any person exposed to environmental tobacco smoke may have grounds for litigation against the persons or body responsible for the environment in which such exposure occurred.

The Deputy Town Clerk advises that as Council is aware that exposure to environmental tobacco smoke is a source of danger, it may be considered negligent not to take positive action to prevent public exposure to that risk.

In respect of leased buildings, the responsibility for the safety of premises at common law goes with occupation not ownership.

He suggests appropriate action be taken to instigate a smoke free environment in all Council owned buildings.

MOVED Cr Freame, **SECONDED** Cr Rundle that Council seeks the advice of the Western Australian Municipal Association in respect of the implications for Local Government of Justice Morling's Federal Court finding in relation to the effects of environmental tobacco smoke, with particular regard to the use of Council facilities by the general public.

CARRIED

G40302 HEALTH ACT PROSECUTION - FOOD OFFENCE - [851-7]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT G40302

In December 1991 (Item F41201), Council resolved to instigate legal proceedings against Wardville Pty Ltd for an incidence of the sale of adulterated food, in contravention of the provisions of the Health Act.

The City Environmental Health Manager reports that the case was recently heard at the Court of Petty Sessions. Wardville Pty Ltd pleaded guilty to the sale of adulterated food and was fined \$250 with costs of \$239.75.

MOVED Cr Freame, **SECONDED** Cr Rundle that CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT G40302 be received.

CARRIED

G40303 SEIZURE OF UNBRANDED MEAT - [855-1-1]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT G40303

The City Environmental Health Manager reports on a regular inspection of premises by Environmental Health Officers which revealed five carcasses of pork which did not bear meat inspection brands.

He seeks Council approval to instigate legal proceedings against the proprietors, 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), Council institutes legal proceedings against the proprietors of Cheapfoods Supermarket, Wanneroo Shopping Centre, for contravention of Regulation 3 and 4 of the Health (Meat Inspection and Branding) Regulations 1950 in relation to:

- 1 offering or exposing for sale;
- 2 having on the premises a carcass or any portion of a carcass or any other meat which has not been inspected and passed for human consumption. **CARRIED**

G40304 PET MEAT PROCESSING IN BUTCHER SHOPS - [851-7]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT G40304

The Western Australian Municipal Association is seeking Member Council comments on problems associated with butchers producing pet meat.

The City Environmental Health Manager reports that this issue was addressed by the City of Wanneroo in July/August 1990 when a circular was issued to all butchers advising that butchers may sell "pet meat" provided it is not produced on the premises.

If the preparation of pet food from offcuts by butchers becomes an acceptable practice, amendments would be required to the relevant legislation.

Cr Carstairs declared an interest in this item and abstained from voting.

MOVED Cr Dammers, **SECONDED** Cr Moloney that Council requests that the Western Australian Municipal Association seeks amendments to the existing legislation to permit butchers to process offcuts for pet meat provided the preparation of such pet meat is in isolation from the normal preparation area and such pet meat is labelled "unfit for human consumption".

CARRIED

G40305 CARAVAN - RESIDENTIAL AREA - [1107/124/61]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT G40305

Mr E J Winter is seeking Council approval for his son and daughter-in-law to occupy a caravan at the front of the property at Lot 124 (61) Nannatee Way, Wanneroo.

The City Environmental Health Manager gives reasons why this application may be approved.

MOVED Cr Freame, **SECONDED** Cr Rundle that Council approves the application from Mr E J Winter for his son and daughter-in-law to occupy a caravan at Lot 124 (61) Nannatee Way, Wanneroo in conjunction with the dwelling, for a period of six (6) months.

CARRIED

G40306 APPLICATION FOR CARPORT OCEAN REEF CARAVAN VILLAGE - [30/1695]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT G40306

The owner/occupier of Bay 91 Ocean Reef Caravan Village seeks Council approval to erect a colorbond carport and patio alongside his caravan and annexe.

The City Environmental Health Manager advises that the plans have been approved by the Council of Owners of the Caravan Park and the carport and patio are aesthetically pleasing and functional for long term residents.

MOVED Cr Freame, **SECONDED** Cr Rundle that Council approves the proposal for erection of a carport and patio at Bay 91 Ocean Reef Caravan Village, subject to standard conditions and compliance with setback requirements.

CARRIED

G40307 LAKES MANAGEMENT PROGRAMME - [856-5]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT G40307

In August 1987 (Item B40807), Council resolved to participate in a State and Local Government Midge Research Programme at a total cost of \$22,586.

The City Environmental Health Manager reports on the research project which was established to investigate improved methods of non-biting midge (chironomid) control in Perth. This move was in response to declining effectiveness, increasing cost and potentially harmful environmental effects of midge control methods in use at that time.

The Midge Research Steering Committee comprised representatives from the Armadale, Cockburn, Melville, Perth, South Perth, Stirling and Wanneroo City Councils, the Shire of Swan, the Environmental Protection Authority, the Department of Planning and Urban Development, and the Department of Conservation and Land Management.

Research has been carried out under contract by scientists from Murdoch University's School of Biological and Environmental Sciences. In June this year, the Murdoch University research group presented its fourth and final report. Copies may be viewed in each of the relevant State Government and Local Authority libraries.

The Final Report includes, among many recommendations, guidelines for the management of lakes in relation to the introduction of long term midge control strategies. Reference is made to replacing the current practice of treating midge problems by the use of insecticides, with a programme of:

- 1 a reduction in nutrient inputs;
- 2 replanting of fringing vegetation;
- 3 diversion of inflowing drains;
- 4 the conversion of septic tanks to mains sewerage;
- 5 restriction of development to within 800 metres and that land use activity should be wholly compatible with the objectives of wetland conservation.

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

- 1 approves the formulation of a Lakes Management Program;
- 2 includes all associated parties in the coordination of a Program;
- 3 a report be submitted to Community Services Committee on the formation of a Program structure.**CARRIED**

G40308 **ABORIGINAL COMMUNITY NEEDS - [303-3]**

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT G40308

In November 1991 (Item F41008), Council resolved that contact be made with aboriginal groups and individuals for the purpose of establishing the needs and future strategies for this sector of the community.

The City Environmental Health Manager details the responses and issues which have emerged following the survey of 22 agencies and individuals associated with aboriginals.

The Aboriginal and Torres Strait Island Commission (ATSIC) has prepared a draft paper proposing strategies for more effective communication with aboriginal communities and the City Environmental Health Manager suggests that Council liaises with the Commission for the purpose of hosting a joint workshop to discuss issues raised by the survey.

MOVED Cr Freame, **SECONDED** Cr Rundle that Council undertakes discussions with ATSIC on a joint workshop to discuss issues raised from the community needs study conducted by the City of Wanneroo.

CARRIED

G40309 **RESPIRE SERVICE - [880-8-7]**

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT G40309

In October 1991, Council established a new service to provide respite to families with children with intellectual disabilities.

The City Environmental Health Manager reports on the service which has been operating for six months and provides recreation, education and integration opportunities for the children and a break for the carer.

The Lotteries Commission has provided funding for a Coordinator, brokerage monies, running costs and transport with hydraulic chair lift.

It is anticipated that as the service becomes more established, the programme will be extended to further assist people in the community.

MOVED Cr Freame, **SECONDED** Cr Rundle that CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT G40309 be received. **CARRIED**

G40310 PHONE FRIEND PROJECT - [303-9-10]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT G40310

Following a recommendation from the Children's Services Advisory Committee, Council applied for and was successful in being granted \$5,000 from the Lotteries Commission to assist the Beldon/Iluka Uniting Church with its "Phone Friend" Project.

The Beldon/Iluka church has now confirmed with Council that due to lack of support from the parish, it is unable to proceed with the project.

The City Environmental Health Manager advises that the matter has been discussed with the Children's Services Advisory Committee who consider the project is worthwhile and suggests that another community group be sought to manage the project. The Lotteries Commission has agreed to continue with the funding, should Council find an alternative group to manage the project.

MOVED Cr Freame, **SECONDED** Cr Rundle that Council seeks expressions of interest from community groups interested in operating a "Phone Friend" Project for primary school children in the City of Wanneroo.

CARRIED

G40311 RECREATION DEPARTMENT MONTHLY REPORT FOR FEBRUARY 1992 - [260-0]

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT G40311

The City Recreation and Cultural Services Manager outlines the major activities for the Recreation Department for the month of February 1992.

The Spare Parts Puppet Theatre has inspected the Civic Centre in Wanneroo as a possible venue in which to perform their productions.

Wanneroo Community Arts Council has now transferred project funds to Council.

A free family concert hosted by the City of Wanneroo in conjunction with the Festival of Perth was a great success with 3,000 residents attending.

Fifty-two leisure programmes are running at the Ocean Ridge Community Centre and preparations are under way for a holiday activity programme during the April school vacation.

The City Recreation and Cultural Services Manager reports that first term's swimming lessons at Aquamotion have been a sellout and he is hopeful that the retention rate of re-enrolments will be higher than in previous years.

Aquamotion staff have been operating the kiosk since January with only a few minor teething problems.

Wanneroo Water World staged a publicity drive entitled "Golden Heart Day" to raise public awareness of Australia's under privileged children.

The Victorian Department of Sport and Recreation visited Wanneroo Water World and other aquatic and recreation facilities in the metropolitan area.

MOVED Cr Freame, **SECONDED** Cr Rundle that CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT G40311 be received. **CARRIED**

G40312 **MATTERS ARISING FROM MANAGEMENT AND ADVISORY COMMITTEES - [264-3]**

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT G40312

The City Recreation and Cultural Services Manager reports on matters arising from recent meetings of Whitford Recreation Management and Historical Sites Advisory Committees.

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

- 1 endorses the appointment of Ms Gail Parry to the Whitford Recreation Management Committee;
- 2 alters the Terms of Reference of the Historical Sites Advisory Committee to include two members nominated by the Wanneroo and Districts Historical Society (Inc).**CARRIED**

G40313 **COUNCIL REPRESENTATION AT RECREATION ASSOCIATION MEETINGS - [260-0]**

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT G40313

In December 1991, a deputation from the Ocean Ridge Recreation Management Committee sought clarification of several issues associated with the planned dissolution of the management committee and submitted a discussion paper following the appointment of a Manager at Ocean Ridge Community Centre early in 1992.

The City Recreation and Cultural Services Manager reports on the important role the Recreation Associations fulfil in the community and suggests that it would be appropriate for Council to nominate Ward Councillors to serve on all Association Committees while there is a community benefit in doing so.

MOVED Cr Freame, **SECONDED** Cr Rundle that Council advises all Recreation Associations that:

- 1 elected members will continue to represent Council on Executive Committees even if the members no longer act as a local management committee;
- 2 this support will continue as long as each Association maintains an active and productive role in its local area and there is an obvious community benefit for the residents of the City of Wanneroo. **CARRIED**

G40314 **TERMS OF REFERENCE - CULTURAL DEVELOPMENT FUND - [429-1-12]**

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT G40314

In May 1991 (Item F40520), Council resolved to initiate a City of Wanneroo Cultural Development Fund and allocated \$20,000 in the 1991/92 Budget to fund this project.

In the same month, the City was notified by the Western Australian Department for the Arts of new tax deductibility arrangements for donations to specified qualifying cultural organisations under the Income Tax Assessment Act 1936.

The City Recreation and Cultural Services Manager advises that the Cultural Development Trust Fund Deed has been drawn up and is being registered as eligible to receive tax deductible donations. He seeks the appointment of three Councillors to act as Trustees of this fund.

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

- 1 consideration of the Terms of Reference for the Cultural Development Fund be deferred;
- 2 a report be submitted to Community Services Committee on discussions between the City of Wanneroo and the Joondalup Development Corporation on the joint provision of funds for cultural activities. **CARRIED**

G40315 **REQUEST FOR 50 METRE POOL - WA SWIMMING ASSOCIATION (INC) - [450-2]**

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT G40315

The Western Australian Swimming Association (WASA) has requested an additional 50 metre heated swimming pool facility for training and competition purposes to be located in the City of Wanneroo.

The Association has indicated that its request has the support of local swimming and aquatic clubs.

The City Recreation and Cultural Services Manager suggests that this request be forwarded to Joondalup Development Corporation for consideration in conjunction with the development of the Joondalup Sports Complex.

MOVED Cr Freame, **SECONDED** Cr Rundle that Council forwards the request from the Western Australian Swimming Association for an additional 50 metre heated swimming pool, to the Joondalup Development Corporation for consideration in conjunction with the development of Joondalup Sports Complex. **CARRIED**

FEASIBILITY STUDY FOR AN ADVENTURE PLAYGROUND AND RESPITE CARE
CENTRE FOR DISABLED AND NON-DISABLED PERSONS - [745-4, 680-0]

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT G40316

In February 1991 (Item F40229), Council authorised the undertaking of a feasibility study for an adventure playground and respite centre within the City of Wanneroo.

Expressions of interest were sought and the City Recreation and Cultural Services Manager reports on the eight submissions received. Some funds for this study were included in the 1991/92 Budget.

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

- 1 Council engages 'Environment and Behaviour' to undertake a feasibility study for the development of an adventure playground and respite care centre for disabled and non-disabled people in the City of Wanneroo for a fee of \$8,000;
- 2 the unbudgeted expenditure of \$4,000 be referred to the Finance and Administrative Resources Committee for consideration - Item G30321 refers.**CARRIED**

G40317 COCA COLA BEACH CHALLENGE - [765-13]

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT G40317

The Sorrento Surf Life Saving Club, in conjunction with Coca Cola and 96FM, is holding a second fund raising challenge at Sorrento Beach on Saturday 21 March 1992. The challenge will take place from 5.00 pm to 6.00 pm followed by a Twilight Concert.

The City Recreation and Cultural Services Manager reports on the event which incorporates a number of Surf Life Saving Clubs competing against each other. He advises Council that approval has been given for the event, subject to certain conditions being observed.

MOVED Cr Freame, **SECONDED** Cr Rundle that CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT G40317 be received. **CARRIED**

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT G40318

In February (Item G40235), Council requested a further report be submitted to Community Services Committee in relation to the Jet Ski Hire operation at Sorrento Beachfront.

Hillarys Jet Ski Hire is a commercial business that has operated 8 months of each year (October to May) since October 1989, weather permitting.

A motorised pontoon is driven daily to a permanent mooring site, approximately 450 metres west of Sorrento Beach and 350 metres south of the south breakwater of Hillarys Harbour.

Customers are transported to the pontoon from a designated pick up point within the harbour with all jet skiing undertaken south/south-west/west of the mooring.

The proprietors are seeking Council approval to use a new location on Sorrento Beach to pick up and return customers.

The Department of Marine and Harbours has formulated eight conditions for the operation and the manager of Marmion Marine Park can see no complications with the proposal. Sorrento Surf Lifesaving Club has also assessed the proposal and suggests that provided the pickup point is close to Hillarys Boat Harbour, there should be no problems.

The City Recreation and Cultural Services Manager suggests that approval be given for a period of twelve months to allow reassessment of the operation at that time.

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

- 1 forwards a letter to the Department of Marine and Harbours recommending that Mr Donald Moore of Hillarys Jet Ski Hire be permitted to transport customers to and from a designated site on the northern part of Sorrento Beach to the pontoon, subject to the following conditions being observed:
 - (a) the pontoon is to be moored in accordance with the Department of Marine and Harbours, approximately 450 metres west of Sorrento Beach and 350 metres south of the south breakwater of Hillarys Harbour;
 - (b) no commercial activity related to the offshore business is to be conducted on the beach;
 - (c) jet ski hirers are restricted to the area approved by the Department of Marine and Harbours, south, south-west and west of the mooring;
 - (d) suitable transport is to be used to transport customers, in accordance with Department of Marine and Harbours regulations;

- (e) the Skipper of the pontoon must be a Certified Coxswain and the Skipper of the transport craft must hold a Small Boats' Certificate of Proficiency, both issued by Department of Marine and Harbours;
 - (f) the outboard motor of the transporting craft will not be used within 15 metres of the shore, or persons in the water;
 - (g) the transporting craft would defer to all other beach users, surf club or swimming activities, when competition for space occurs;
 - (h) the business will be equipped with all relevant safety gear;
- 2 amends the Register of Delegation of Authority to include 'Beach Ferrying Operations for Jet Ski Hire North of Sorrento Beach';
- 3 reassesses the use of the Sorrento Beachfront by Mr D Moore after a twelve month probationary period.

CARRIED

G40319 SEMINAR FOR RECREATION ASSOCIATIONS - [264-1]

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT G40319

It has been suggested by the Girrawheen Recreation Association that a seminar be held for Recreation Association members.

This has been favourably received by members of the Recreation Management Committees who will be disbanded with the appointment of Recreation Managers.

The City Recreation and Cultural Services Manager seeks Council approval to hold a seminar entitled "The Future Role of Recreation Associations in the City of Wanneroo" at the Warwick Leisure Centre on Tuesday, 12 May 1992 at 7.00 pm.

MOVED Cr Freame, **SECONDED** Cr Rundle that Council hosts a seminar for Recreation Associations on the future role of the Management Committees with funds for a light supper and refreshments being provided from 'Civic Functions' - Allocation No 10106.**CARRIED**

G40320 PROPOSED EXPANSION OF WANNEROO TOURISM COUNCIL PREMISES - [320-2]

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT G40320

Wanneroo Tourism Council has requested an expansion of its premises at 935 Wanneroo Road, to include five office staff, a lounge area for visitors, display area, filing cabinets, storage room and a tourist coach bay in Crisafulli Avenue.

These requests came as a result of a local tour bus company expressing an interest in establishing a branch office in conjunction with the Tourism Council.

The City Recreation and Cultural Services Manager advises that the building is shared by the Tourism Council, St John Ambulance and the Wanneroo Agricultural Society and consequently there is no additional space within the building for these requested facilities.

The City Building Surveyor gives reasons why he does not recommend additions to this facility due to the historical significance of the building to the City of Wanneroo.

The Engineering Department has estimated the cost of the tourist coach bay in Crisafulli Avenue to be \$9,500.

Cr Johnson declared an interest in this item and abstained from voting.

RECOMMENDATION

That Council:

- 1 does not approve the proposed expansion of 935 Wanneroo Road, Wanneroo, as requested by the Wanneroo Tourism Council (Inc);
- 2 approves the establishment of a tourist coach bay in Crisafulli Avenue, adjacent to 935 Wanneroo Road, Wanneroo, subject to all costs being borne by the tour operators.

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

- 1 consideration of the proposed expansion of 935 Wanneroo Road, Wanneroo, as requested by the Wanneroo Tourism Council, be deferred;
- 2 a report be submitted to Community Services Committee outlining the additional information on this matter obtained by Cr Waters.

CARRIED

G40321 POWER OF LITTER INSPECTORS TO STOP MOTOR VEHICLES - [311-1]

SECURITY ADMINISTRATOR'S REPORT G40321

The Keep Australia Beautiful Council Enforcement Committee met in November 1991 and resolved to seek an amendment to the Litter Act (1979) to provide Litter Inspectors with the power to stop motor vehicles.

The Security Administrator advises that arterial roads are the major catchment area for litter and at the present time, a litter officer may only follow up a litter offence from a moving vehicle by taking the registration of the vehicle and making a search against Police Licensing Records.

He supports an amendment which would authorise Litter Inspectors to apprehend offenders under special conditions.

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

1 supports an amendment to the Litter Act 1979 to empower authorised Litter Inspectors to apprehend offenders for the following offences:

- (a) throwing a missile or object from a moving motor vehicle;
- (b) insecure loads falling or escaping from a moving motor vehicle or trailer attached to such vehicle;
- (c) where an offender has off-loaded litter or other unwanted material on any public or private land and is egressing such land by any road or right of way;

2 supports an additional clause of "Failing to Stop when called upon to do so by an Authorised Litter Inspector";

3 writes to the Keep Australia Beautiful Council expressing Council's support for the additional powers to be given to Authorised officers appointed under the Litter Act 1979.

CARRIED

G40322 NAMING OF MUNICIPAL SWIMMING POOL IN WANNEROO - [690-0]

MOVED Cr Freame, **SECONDED** Cr Rundle that consideration of the naming of the municipal swimming pool in Wanneroo be removed from Community Services Committee agenda. **CARRIED**

G40323 JOHN MOLONEY PARK, MARANGAROO - TOILET FACILITIES - [250-1-2, 061-174]

Cr Moloney advised that as John Moloney Park is to be used for sporting fixtures, toilet facilities will be required. Funds for this may be included in the draft 1992/93 Budget.

MOVED Cr Freame, **SECONDED** Cr Rundle that a report be submitted to Technical Services Committee on the cost and feasibility of constructing toilet facilities on John Moloney Park. **CARRIED**

G40324 VIDEO COMMUNITY ART PROGRAMME - CITY OF KNOX - [429-1]

Cr Rundle requested that a video of the Community Art Programme of the City of Knox be made available to Senior Citizen Centres.

MOVED Cr Freame, **SECONDED** Cr Rundle that Council obtains a copy of the Community Art Programme Video of the City of Knox for use at Senior Citizens Centres. **CARRIED**

ROSS RIVER VIRUS - [855-3]

Cr Carstairs advised that two residents in the Gibbs Road, Neerabup area have been diagnosed with the Ross River Virus and asked the City Environmental Health Manager how many incidences of Ross River Virus have been reported in the City of Wanneroo.

The City Environmental Health Manager reported that there have been eight cases reported in the past six weeks. Three species of mosquito carry the virus. The City's Environmental Health Officers are monitoring the lakes and breeding areas of mosquitoes but at the present time, there does not appear to be a significant mosquito problem.

STABLE FLY PROBLEM - [855-3]

Cr Dammers reported the incidence of blood sucking flies around horse properties in the City of Wanneroo.

The City Environmental Health Manager advised that the stable fly breeds in the droppings of horses and inhabits the areas frequented by horses.

The annual fly survey is currently in progress and the increased incidence of stable fly will be drawn to the attention of the Inspecting Officers.

HAIRDRESSING ESTABLISHMENT REGULATIONS - [241-3, 312-2]

Cr Nosow advised that he opposes Council resolution G40216 which requires mobile hairdressers to be provided by professional establishments.

He considers that mobile hairdressers, provided they are registered and meet relevant health regulations, should be permitted to work from a home operation.

Cr Freame advised Cr Nosow that should he wish to proceed, he would be required to give notice of a rescission motion to the next meeting of Council.

BLUE LIGHT DISCO CENTRE MERREDIN - [437-1]

Cr Freame requested information on the criteria for grant funding for the Blue Light Disco Centre established at Merredin, announced in a recent press statement by the Minister for Community Services. The City Recreation and Cultural Services Manager advised that he would look into this matter.

G40325 CHILDREN'S WEEK - CITY OF WANNEROO - [218-1-5]

Cr Freame tabled a letter from the West Australian Children's Week Committee, expressing appreciation for the City of Wanneroo initiative in producing Christmas cards as an extension of the Children's Week celebrations.

MOVED Cr Freame, **SECONDED** Cr Rundle that the tabled correspondence from the West Australian Children's Week Committee be received.

CARRIED

G90315 TOWN PLANNING COMMITTEE

MOVED Cr Dammers, SECONDED Cr Carstairs that the Report of the Town Planning Committee Meeting held on 11 March 1992, be received.

CARRIED

ATTENDANCES

Councillors: A V DAMMERS - Chairman Central Ward
W H MARWICK - Mayor Central Ward
C P DAVIES - to 8.10 pm North Ward
P NOSOW - from 5.40 pm South Ward
N RUNDLE South-West Ward
H M WATERS - Observer to 7.26 pm North Ward
A M CARSTAIRS - Observer to 8.10 pm Central Ward
B J MOLONEY - Observer from 5.41 pm South Ward
G A MAJOR - Observer from 5.36 pm South-West Ward
F D FREAME - Observer from 6.30 pm
to 8.09 pm South-West Ward

Town Clerk: R F COFFEY
City Planner: O G DRESCHER
City Environmental Health
Manager: G FLORANCE to 7.09 pm
Deputy City Planner: A SHEPPARD to 7.09 pm
Committee Clerk: M THURSTON
Minute Clerk: D VINES to 8.10 pm

CONFIRMATION OF MINUTES

Item G20214 was incorrectly recorded. The recommendation should read:

"it be recommended that Council:

1 recommends that the North West District Planning Committee requests the State Planning Commission to amend the Metropolitan Region Scheme to rezone Lot 3, Swan Location 1370 Romeo Road, Alkimos, from "Rural" to "Urban and Important Regional Roads Reservation" in general accordance with Structure Plan No AK1 dated July 1991 prepared by Geoff Lewis, Town Planning and Project Management Consultant, subject to the land requirements for the proposed Important Regional Road Reserves of Marmion Avenue, Connolly Drive and Romeo Road being determined and then ceded free of cost to the Crown.

This will include the detailed alignment of the Romeo Road Reserve being determined and this should include the pegging of the current location of this road to identify and assess its impact on the Quindalup Dune Ridge. The ceding of the land for these roads is to be effected prior to Council requesting the initiation of the Metropolitan Region Scheme amendments;

informs the proponent that a prerequisite to rezoning of the land under Council's Town Planning Scheme No 1 will be the putting into place of a mechanism providing for equitable contribution from the landowner for the construction of district distributor roads and other infrastructure similar to, and based on much the same principles set out in the proposed Clarkson/Butler Headworks Scheme.

This will also involve a similar commitment from all landowners within the "urban cell" north of the southern boundary of the subject land and Lot 102 Alkimos to the southern boundary of the proposed lateral wedge of Regional Open Space north of Eglinton."

The Minutes of Town Planning Committee, held on 12 February 1992, amended as above, were confirmed as a true and correct record.

PETITIONS AND DEPUTATIONS

DEPUTATION - HOME OCCUPATIONS

Mr Bob Fawcett of Wanneroo Chamber of Commerce, Mr Alan Green and Mr Ray Foster of Joondalup Business Association, addressed the Committee in relation to the effects of home occupations on the commercial viability of their Association members.

Mr Bob Fawcett presented a submission, prepared in response to a request for assistance in formulating a Home Occupations Policy for the City of Wanneroo, by the Wanneroo Chamber of Commerce in conjunction with the Joondalup Business Association. He explained that there had been a great many differing views, but he felt that the submission presents the most satisfactory solutions.

The main point identified in the report was that home occupations do present the problem of an unfair advantage over legitimate businesses in running costs, rental, leases, etc, payment of commercial rates and taxes and Council maintaining control over safety aspects and hygiene.

Mr Green advised that a number of conditions have been suggested in the submission to allow fair and competitive trading with industry, the main ones being that the application should clearly demonstrate a need for the service in the area, employment should be restricted to two full-time persons, including the employer, and only those who normally reside at the residence, the sale of produce or goods from the site should be prohibited, and any machinery or equipment should be identified on the application form and approved by Council.

Following questions from Councillors, the Chairman thanked the deputation for addressing the Committee.

DEPUTATION - PROPOSED RESORT DEVELOPMENT, LOTS 531, 533 AND 535 COUNTRY CLUB BOULEVARD/SPYGLASS GROVE, CONNOLLY

Mr Murray Etherington and Mr Ross Colbert of Philip Cox, Etherington Coulter and Jon Pty Ltd, addressed the Committee in relation to the above development.

Mr Etherington gave the Committee a general explanation of the proposed country club resort development, concentrating mainly on stage one. The hotel has been designed on levels, containing restaurants and reception areas, the lower level being the playing level with change rooms, pro shop, etc. The whole complex will be designed in an amphitheatre style on a horizontal scale in keeping with the existing country club. It is proposed to take advantage of the vegetation and tuart trees leaving the golf course as natural as possible.

The recreation area will be expanded, with the erection of grandstand seating around the tennis courts and swimming pools etc. It is planned to have most of the carparking to the eastern side of the complex, therefore making it pedestrian and buggy oriented.

Mr Etherington advised that the developer is very committed to the project and plans to commence work in August 1992.

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 G20304 refers.

DEPUTATION REFUSED

The Chairman had refused an application for a deputation from Peter Webb and Associates in relation to development east of Wanneroo Road.

DECLARATIONS OF PECUNIARY INTEREST

Cr Nosow declared an interest in Item G20310.
Cr Dammers declared an interest in Item G20331.

MEETING TIMES

Commenced: 5.30 pm
Closed: 11.10 pm

G20301 DEVELOPMENT ASSESSMENT UNIT : FEBRUARY 1992 - [290-1]

CITY PLANNER'S REPORT G20301

The City Planner submits a resumé of the development applications processed by the Development Assessment Unit during February 1992.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that Council endorses the action taken by the Development Assessment Unit in relation to the applications described in Report G20301. **CARRIED**

Appendix I refers

G20302 DEVELOPMENT ENQUIRIES : FEBRUARY 1992 - [290-0]

CITY PLANNER'S REPORT G20302

The City Planner lists the development enquiries received during February 1992 together with a resumé of advice given to the enquirer.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that CITY PLANNER'S REPORT G20302 be received. **CARRIED**

G20303 PROPOSED QUICKLIME PLANT ON RESERVE 2522 WATTLE AVENUE, NOWERGUP - [30/3595]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT G20303

Council resolved in February (Item G20241) to seek a report from the City Environmental Health Manager on the noise output of the proposed Quicklime Plant on Reserve 2522 Wattle Avenue, Nowergup.

The City Environmental Health Manager reports that the Environmental Protection Authority has advised that the plant will be licenced by the EPA as prescribed premises and therefore Council's Noise Officers are not authorised to control noise from these premises.

He gives details of comments from the EPA in respect of the current Noise Abatement (Neighbourhood Annoyance) Regulations and their requirements of noise emissions from the quarry.

Corrections

Paragraph 3, page 1 should be amended to read:

"Council is advised that telephone advice from the Environmental Protection Authority on 28 February 1992 revealed..."

Under "1.1 Actual Noise" - page 2

The words applicable to Quarrying only under the Green Paper should be amended to read:

"Acceptable 24 hours per day every day"

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

- 1 recommends to the Minister for the Environment that approval of the project for development of a Quicklime Plant on Reserve 2522 Wattle Avenue, Nowergup, as submitted by Swan Portland Cement Pty Ltd, includes the following conditions:
- (a) the Draft Environmental Protection Authority approval is assessed in accordance with the Noise Abatement (Neighbourhood Annoyance) Regulations 1979;
 - (b) the hours of operation be restricted to:
 - (i) plant (only) - 24 hourly, 7 days per week;
 - (ii) quarrying - Monday to Saturday, 7.00 am - 7.00 pm on condition that the projected noise levels are in accordance with current legislation;
 - (c) the term "except in exceptional circumstances" in Point 28 in the applicant's submission be deleted as it is considered inappropriate;
 - (d) the mobile plant be required to meet the maximum allowable noise levels at the boundary of the site;
- 2 requests the Environmental Protection Authority to include items (ii), (iii) and (iv) as a condition of the issue of the licence for the scheduled premises;
- 3 seeks a copy of the draft legislation relating to long term security of access to the limestone resource.

CARRIED

G20304 **PROPOSED RESORT DEVELOPMENT, LOTS 531, 533 AND 535 COUNTRY CLUB BOULEVARD/SPYGLASS GROVE, CONNOLLY - [30/1336]**

CITY PLANNER'S REPORT G20304

Philip Cox, Etherington, Coulter and Jones, Architects, on behalf of Cremorne Investments Pty Ltd and Edgecliffe Pty Ltd, seek Council approval for a resort-style development on Lots 531, 533 and 535 Country Club Boulevard/Spyglass Grove, Connolly.

The City Planner reports that the subject land forms part of the Joondalup Golf Course, and consists of three individual lots zoned Private Recreation/Clubs, Residential Development R40 and Special Zone (Restricted Use) Holiday Village under Town Planning Scheme No 1.

The proposed development, which is planned in two stages, comprises 60 two storey condominiums, a two storey lodge, a two storey 150 room hotel and ancillary facilities such as tennis courts, swimming pools and car parking. Approval is currently sought for development of Stage 1 - the condominiums, the lodge, five tennis courts, golf buggy store and car parking.

The City Planner gives details of the proposed facilities and suggests conditions which may be imposed, should Council approve the development.

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

- 1 approves Stage 1 of the Joondalup Golf Course Development (lodge, buggy store, car parking and tennis courts) on Lots 531 and 535 Country Club Boulevard, Connolly as submitted by Philip Cox, Etherington, Coulter and Jones, Architects on behalf of Cremorne Investments Pty Ltd and Edgecliffe Pty Ltd, subject to:
 - (a) no part of any structure being constructed over a property boundary;
 - (b) the approval of the Joondalup Development Corporation;
 - (c) the lodging of an application for a building licence under the provisions of the Building Regulations and approval from the City Building Surveyor before any works whatsoever are commenced;
 - (d) the parking area, driveways and points of ingress and egress being designed, constructed, drained, marked and thereafter maintained to the specification and satisfaction of the City Engineer, such works to be done as part of the building programme;
 - (e) all stormwater being collected on site and disposed of in a manner acceptable to the City Engineer;
 - (f) compaction and stabilisation being carried out to Council specifications;
 - (g) suitably screened bulk bin areas being provided to the satisfaction of the City Engineer and City Environmental Health Manager;
 - (h) the submission of detailed landscape drawings to the City Parks Manager for approval prior to the issue of a building licence;
 - (i) landscaping being established and thereafter maintained to the satisfaction of the City Parks Manager;
 - (j) retaining walls are being provided where the angle of natural repose of the soil cannot be maintained, in accordance with the requirements of the City Building Surveyor and Council policy;
 - (k) the submission of an acoustics consultant's report to ensure that the proposed development is capable of containing all noise;

- (l) a minimum of 126 car parking bays being provided to the satisfaction of the City Planner and the City Engineer;
- (m) a legal agreement being executed to ensure the preparation of a reciprocal car parking, access and maintenance agreement should Lot 1 (Joondalup Golf Course site), Lot 531 (Clubhouse/lodge site) or Lot 535 (Hotel site) be disposed of, such agreement being prepared at the applicant's expense (including legal expenses incurred by the City) to the satisfaction of the City and its solicitors;
- (n) plans being submitted demonstrating that additional car parking bays can be provided should Council determine in the future that the actual car parking provision is inadequate;
- (o) additional car bays being provided should it be considered necessary in the future to the satisfaction of the City Planner;
- (p) the submission of modified plans for the development of the condominiums on Lot 533 Spyglass Grove, Connolly, to the satisfaction of the City Planner;
- (q) standard and appropriate development conditions;

2 exercises its discretion and allows a reduction in the normal setback requirements for the condominiums and the hotel;

3 exercises its discretion under Clause 9.1(1) of Town Planning Scheme No 1 and allows a reduction in its normal parking requirements for the lodge development;

4 advises the applicant that it has no objection to a further development application for Stage 2 (the proposed resort hotel complex) provided that this is generally in accordance with the plans submitted to Council with the application for Stage 1. **CARRIED**

G20305 JOONDALUP CITY CENTRE NORTH - [730-8-1]

CITY PLANNER'S REPORT G20305

Tract Consultants, on behalf of Joondalup Development Corporation, have submitted a structure plan for Joondalup City Centre North for Council approval.

The City Planner outlines the major components of the structure plan which applies to the area bounded by Joondalup Drive, Shenton Avenue and Lakeside Drive. These include street layout and environment, density and use, the main street commercial precinct, mixed use commercial precincts, residential precinct and bus and dual use path routes. The plan also includes details of proposals for the Hospital Site, the International College Site and the distribution of public open space.

The report contains comments from Council departments and the Ministry of Education on building, engineering, parks and planning aspects of the proposed development. The City Planner confirms that ongoing discussions are required between officers of the Council and officers of the Joondalup Development Corporation in order to address issues of concern with the plan. These issues include the proposed provision of laneways to the rear of lots, ongoing maintenance of landscaping and public open space, and the uses contemplated for the City Centre North.

Crs Nosow and Rundle requested that officer attention be drawn to the problems associated with development occurring close to the shore of Lake Joondalup, in the context of revegetation and the midge problem.

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

1 supports the broad concept presented in the Joondalup Development Corporation report "Joondalup City Centre North, Structure Plan, November 1991" but advises the Corporation that there is a number of detailed aspects of the proposal which require further assessment and discussions between Corporation and Council officers to resolve those issues;

2 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:

- (i) amend Table No 1 of the Scheme Text to change Art Studio from an "X" (a use that is not permitted unless approval is granted by the Council) use in the Joondalup City Centre Zone;
- (ii) add the following after the first sentence in Clause 5.42(b): "The Development Plan, when so approved, shall form part of the Scheme";
- (iii) add the following after the first sentence in Clause 5.42(c): "The Development manual, when so approved, shall form part of the Scheme";

(b) forwards the documentation for Amendment No 617 to the Minister for Planning for preliminary approval to advertise, with a reduced advertising period.

CARRIED

Cr Rundle dissented.

CITY PLANNER'S REPORT G20306

Oldfield Knott Architects, on behalf of Creston Pty Ltd, seek Council approval to develop a child care centre on Lots 425 and 426 Amberton Avenue, Girrawheen.

The City Planner reports on the proposal which provides for the retention of the existing house on Lot 426, for use as a caretaker's unit, and extension of the existing house on Lot 425 to convert into a child care centre, which will cater for up to 48 children. In accordance with the Town Planning Scheme requirements, the proposal was advertised for public comment. In all, 9 submissions were received objecting to the development on the grounds of inadequate parking, potential traffic problems and over-servicing of the vicinity.

The City Planner sets out details of modifications which are required to the design of the centre layout to alleviate parking, access and landscaping concerns. He reports on an investigation currently underway on various traffic measures to be implemented along Girrawheen Avenue.

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

- 1 approves the development of a child care centre on Lots 425 and 426 Amberton Avenue, Girrawheen, as submitted by Oldfield Knott Architects on behalf of Creston Pty Ltd;
- 2 advises the applicant that, prior to Council issuing its formal "Approval to Commence Development Form 2A" revised plans are required, to the satisfaction of the City Planner and the City Engineer, showing:
 - (a) a modified car parking ratio of not less than one car bay per employee plus one car bay per eight children accommodated, ie fourteen on-site car bays;
 - (b) adequate crossover locations;
 - (c) landscape screening to street frontages;
- 3 upon receipt of suitably revised plans, to the satisfaction of the City Planner issues "Approval to Commence Development Form 2A" and imposes the following conditions:
 - (a) Lots 425 and 426 are to be amalgamated to create a single lot on one certificate of title, a copy of which must be provided prior to occupancy of the premises;
 - (b) approval is to be granted by the Department of Community Services;

- (c) a sign is to be placed on-site immediately, advising that approval has been granted, such sign to remain until the development is completed;
- (d) standard and appropriate development conditions.

CARRIED

G20307 PROPOSED MARINE CENTRE RESERVE 39197 HILLARYS BOAT HARBOUR, HILLARYS - [30/1733]

CITY PLANNER'S REPORT G20307

Quayside Developments Pty Ltd seek Council approval to construct a Marine Centre on Reserve 39197 Hillarys Boat Harbour, Hillarys. The proposed centre will include an aluminium boat factory, shops, fishing weigh station, offices, boat lifter stacking and storage facilities and a building for the Department of Marine and Harbours.

The City Planner reports on the application which is to be located on the northern peninsular of Hillarys Boat Harbour, part of which is zoned "waterways" under both the Metropolitan Region Scheme and Town Planning Scheme No 1, a small portion zoned "Parks and Recreation" and the majority of the site is without a zone, being outside the City boundaries.

He reports that the design is generally acceptable and in the light of the boat related components of the activity, he has no concerns about the appropriateness of the proposed uses in the specified location.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that Council approves development of the proposed marine centre on Reserve 39197 Hillarys Boat Harbour, Hillarys as submitted by Quayside Developments Pty Ltd on behalf of Department of Marine and Harbours, subject to:

- 1 submission of modified plans to the satisfaction of the City Planner;
- 2 standard and appropriate development conditions.

CARRIED

G20308 PROPOSED OFFICE DEVELOPMENT, LOT 472 (65) BOAS AVENUE, JOONDALUP - [30/3900]

CITY PLANNER'S REPORT G20308

Hodge & Associates Pty Ltd (Architects) on behalf of the Boon Family Trust, seek Council approval to develop an office on Lot 472 (65) Boas Avenue, Joondalup.

The City Planner reports that the proposal would comprise a single storey building with twelve car parking bays, in the Joondalup City Centre zone where an office is an "AA" use. In the light of the proposed use being appropriate in the City Centre Zone, the City Planner recommends waiving of the normal advertising period.

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

- 1 approves the proposed office complex on Lot 472 (65) Boas Avenue, Boas Avenue, Joondalup, as submitted by Hodge and Associates Pty Ltd, Architects, on behalf of the Boon Family Trust, subject to:
 - (a) submission of modified plans to the satisfaction of the City Planner;
 - (b) standard and appropriate development conditions;
- 2 exercises its discretion and waives the normal 30 day on-site advertising period for this application. **CARRIED**

G20309 **DIESEL FUEL SALES : LOT 40 (1172) WANNEROO ROAD, WANNEROO - [790-614]**

CITY PLANNER'S REPORT G20309

Mr C Searson seeks Council approval to supply diesel fuel from his existing auto gas facility on Lot 40 (1172) Wanneroo Road, Wanneroo.

The City Planner gives details of the special zone over portion of Lot 40, ie "Special Zone (Additional Use) Sale of Bulk Fuels and Gas, and the Sale, Hire and Repair of Gas Appliances and Fittings". The base zoning for Lot 40 is "Rural" and the sale of diesel fuel would appropriately require a zoning of "filling station" which is prohibited in a rural area. The proposal should, in the City Planner's opinion, be referred to the Main Roads Department and the Environmental Protection Authority for approval, even though the subject land is not within the Water Authority of WA's groundwater priority areas.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that, in accordance with the provisions of Section 7 of the Town Planning and Development Act, 1928 (as amended), and subject to the approval of the Main Roads Department and Environmental Protection Authority, Council:

- 1 supports an amendment to Town Planning Scheme No 1 to rezone portion of Lot 40 (1172) Wanneroo Road, Wanneroo from "Special Zone (Additional Use) Sale of Bulk Fuels and Gas and the Sale, Hire and Repair of Gas Appliances and Fittings" to "Special Zone (Additional Use) Sale of Bulk Fuels, the Sale of Diesel and Gas and the Sale, Hire and Repair of Gas Appliances and Fittings";
- 2 forwards the documentation for Amendment No 614 to the Minister for Planning for preliminary approval to advertise.

CARRIED

G20310 **PROPOSED RETAIL NURSERY ON LOT 5 CORNER WANNEROO ROAD/KINGSWAY, LANDSDALE - [30/53]**

CITY PLANNER'S REPORT G20310

J B and P E Tilbrook, seek Council approval to establish a retail nursery on Lot 5 corner Wanneroo Road and Kingsway, Landsdale.

The City Planner reports on the proposal, which would be located in a Rural zone. The nursery would utilise approximately 5073m² of a 19,891m² site. The remainder of the site is predominantly used for market gardening and residence.

In accordance with scheme requirements, the proposal was advertised and three letters of objection have been received. The grounds for objection are traffic congestion at the road intersection and a proliferation of nurseries in the vicinity. The City Planner reports that the location of the crossover will be addressed by the City Engineer, Council does not comment on the economic viability of proposals and leaves market forces to determine this.

Cr Nosow declared an interest in this item and abstained from voting.

The City Planner requested that consideration of this application be deferred pending further consideration of the question of retail sales from nurseries.

COMMITTEE RECOMMENDATION

That:

- 1 consideration of the application from J B and P E Tilbrook for a retail nursery on Lot 5 corner Wanneroo Road and Kingsway, be deferred;
- 2 a report be submitted to Town Planning Committee which addresses the question of retail sales from nurseries.

ADDITIONAL INFORMATION

The City Planner advised that subsequent to the Town Planning Committee Meeting, the following letter was received from Jackie Watkins, JP, MLA, Member for Wanneroo:

"A number of existing garden centres along this stretch of Wanneroo Road have contacted me and expressed their concern about the deleterious effect such a centre would have on the existing market.

I do understand that it is Council's policy to allow market forces to rule in these cases but feel that your discretionary powers in this instance should not ignore the current financial position of existing businesses.

That is to say, whilst Council normally is happy with prices and competition sorting themselves out in the market, I feel that the whole issue should be one of looking at the existing businesses and what effects further competition would have on their livelihood.

I am, for the above reasons, asking that Council place a moratorium on the approval or consideration of retail garden centres along Wanneroo Road until these concerns can be addressed. I feel quite strongly that there are other locations within the City which could support such retail garden centres especially when you consider the boom areas now starting to take off".

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

- 1 consideration of the application from J B and P E Tilbrook for a retail nursery on Lot 5 corner Wanneroo Road and Kingsway, be deferred;
- 2 a report be submitted to Town Planning Committee which addresses the question of retail sales from nurseries.

CARRIED

G20311 **PROPOSED EQUESTRIAN CENTRE ON LOT 9 (299) GIBBS ROAD, NOWERGUP - [30/2132]**

CITY PLANNER'S REPORT G20311

Mr R Leach seeks Council approval to establish an equestrian centre on Lot 9 (299) Gibbs Road, Nowergup. The subject lot, of 5.1512 hectares, is located on the eastern side of Nowergup Lake and is zoned "Rural".

The City Planner outlines the proposal to develop stables to accommodate approximately fifteen horses, with associated facilities. The centre will teach various riding styles to all age groups and operate during daylight hours only.'

In accordance with Scheme requirements, the proposal has been advertised for public comment, and to date no submission has been made.

The City Planner reminds Council of the Murdoch University Report "Draft Management Proposals for Wetlands in the City of Wanneroo" and suggests that as this proposal has the potential to contribute nutrients to Lake Nowergup, comments should be sought from Department of Conservation and Land Management, Environmental Protection Authority and the Lakes Management Committee.

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

- 1 defers consideration of the application from Mr R Leach for an equestrian centre on Lot 9 (299) Gibbs Road, Nowergup;
- 2 refers the application to the Department of Conservation and Land Management, the Environmental Protection Authority and the Lakes Management Committee for consideration.

CARRIED

G20312 **PROPOSED DWELLING : LOT 404 (152) OCEAN DRIVE, QUINNS ROCKS - [403/404/152]**

CITY BUILDING SURVEYOR'S REPORT G20312

Council approval is sought for a proposed dwelling which will exceed 6000 in height on Lot 404 (152) Ocean Drive, Quinns Rock.

The City Building Surveyor outlines current Council policy which requires the submission of written comments from adjoining owners for a proposal such as this.

One of the adjoining owners has lodged an objection to the proposed dwelling on the grounds that it would considerably reduce his ocean views. The other two neighbours have submitted favourable comments.

He gives details of the house design which is in keeping with the steep contours of the site and reports that the proposal complies with the relevant codes and Council's requirements.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that Council approves the application for the proposed new dwelling to be constructed at Lot 404 (152) Ocean Drive, Quinns Rocks. **CARRIED**

G20313 **SUBDIVISION CONTROL UNIT FOR MONTH OF FEBRUARY 1992 - [740-1]**

CITY PLANNER'S REPORT G20313

The City Planner submits a resumé of the subdivision applications processed by the Subdivision Control Unit during the month of February 1992. All applications have been considered in accordance with Council's adopted policy.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that Council endorses the action taken by the Subdivision Control Unit in relation to the applications described in Report G20313. **CARRIED**

Appendix II refers

G20314 **SUBDIVISION, LOT 100 CNR REDCLIFFE AVENUE AND BERKLEY ROAD, MARANGAROO - [740-86449]**

CITY PLANNER'S REPORT G20314

Chesterton International, on behalf of R, L R and F Abbonizio, seek Council approval for the subdivision of Lot 100 corner Redcliffe Avenue and Berkley Road, Marangaroo into 15 residential lots and two large lots to accommodate the existing two houses fronting onto Berkley Road.

The City Planner outlines the proposal which is located within the boundary of the area currently being considered for a structure plan. The application does not show any drainage sumps or public open space and is hence reliant on these facilities being provided through the implementation of the structure plan.

In the light of Council's resolution F20526 in relation to subdivision of Lots 101, 102 and 103 Berkley Road, the City Planner suggests that, prior to approving this application, Council requires the owners of Lot 100 to enter into a legal agreement, at their expense, to ensure an equitable contribution is made to the provision of regional roads, public open space, drainage sites, underpasses, footbridges and dual use paths in the Berkley Road/Redcliffe Avenue area of Marangaroo.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that Council supports the application submitted by Chesterton International for subdivision of Lot 100 cnr Redcliffe Avenue and Berkley Road, Marangaroo subject to:

- 1 execution of a legal agreement, at the developer's expense to ensure proportional contributions are made to the "headworks levy" when an appropriate amount is determined by Council;
- 2 the upgrading of Berkley Road and Redcliffe Avenue where it abuts the application area, to the satisfaction of Council;
- 3 provision of a temporary drainage site, to the satisfaction of the City Engineer, should the subdivision precede the construction of drainage facilities for the structure plan area;
- 4 standard conditions of subdivision. **CARRIED**

G20315 **PROPOSED SUBDIVISION : PORTION LOT 2 CONNOLLY DRIVE, KINROSS - [740-86430]**

CITY PLANNER'S REPORT G20315

Taylor and Burrell, Planning Consultants, on behalf of the Burns Beach Property Trust, seek Council approval for subdivision of portion Lot 2 Burns Beach Road, Kinross into 72 single residential lots and four grouped housing sites.

The City Planner reports on the proposal, which generally accords with the structure plan submitted to Council in February (Item G20225). He advises that the applicant has not allocated the Scheme requirement for public open space in this subdivision design and there are several issues relating to access restriction and road construction which require further deliberation.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that Council supports the application submitted by Taylor and Burrell Planning Consultants, on behalf of the Burns Beach Property Trust for the subdivision of portion of Lot 2 Burns Beach, Kinross subject to:

- 1 provision of the balance of the 10% public open space contribution in future stages of the applicant's landholding;
- 2 the dedication of the road reserve and construction of full earthworks and one carriageway for Connolly Drive where it abuts the application area, to the satisfaction of the City Engineer;
- 3 provision of drainage facilities for Connolly Drive within the application area, to the satisfaction of the City Engineer;
- 4 provision of a 0.1 metre wide pedestrian accessway along the boundary of all lots abutting Connolly Drive and extending along the boundary of the 700m² lot on the corner of Connolly Drive and the local distributor road where it abuts the local distributor road in order to restrict vehicular access;

- 5 provision of a uniform style of fencing along the boundaries of all lots abutting pedestrian accessways adjacent to Connolly Drive and the local distributor road and barrier fencing along the boundary of the access place where it abuts Connolly Drive;
- 6 access places and cul-de-sac heads being designed and constructed to the specifications and satisfaction of the City Engineer;
- 7 provision of a dual use path network to the satisfaction of the City Engineer within the application area and the Connolly Drive road reserve where it abuts the application area;
- 8 standard conditions of subdivision. **CARRIED**

G20316 SUBDIVISION, LOT 1 ELLIOT AND LENORE ROADS, WANNEROO - [740-86444]

CITY PLANNER'S REPORT G20316

Sorenson Short & Associates, on behalf of Mr C S Bain, seek Council approval to subdivide Lot 1 corner Elliot and Lenore Roads, Wanneroo into two lots.

The City Planner reports on the proposed subdivision in the light of Council's Rural Subdivision Policy, which requires a minimum lot size in this Rural area, of 4 hectares.

He reminds Council that this lot was identified within the future urban zone in Council's submission on the North West Corridor Structure Plan, and could be affected by the Lenore/Franklin road widening.

RECOMMENDATION

That Council does not support the application submitted by Sorenson Short and Associates on behalf of Mr C S Bain for the subdivision of Lot 1 corner Elliot and Lenore Roads, 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.

Crs Johnson and Carstairs abstained from voting on this due to personal knowledge of the applicant.

MOVED Cr Waters, **SECONDED** Cr Davies that Council does not support the application submitted by Sorenson Short and Associates on behalf of Mr C S Bain for the subdivision of Lot 1 corner Elliot and Lenore Roads, 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.

Cr Nosow requested that consideration of this subdivision be deferred for one month to clarify the relationship of this locality to the 5000m² buffer zone area.

At this request the motion was

WITHDRAWN

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

- 1 consideration of the application submitted by Sorenson Short and Associates on behalf of Mr C S Bain for subdivision of Lot 1 corner Elliot and Lenore Roads, Wanneroo, be deferred;
- 2 a report be submitted to Town Planning Committee to clarify the relationship of Lot 1 corner Elliot and Lenore Roads, Wanneroo with the 5000m² buffer zone lots.**CARRIED**

G20317 SUBDIVISION, LOT 2 ZIATAS ROAD, PINJAR - [740-86471]

CITY PLANNER'S REPORT G20317

Mr M E McGowan seeks Council approval for the subdivision of Lot 2 Ziatas Road, Pinjar, into two lots of 24.4512 and 3.1766 hectares.

The City Planner reports on the proposal, which is located in the 20 hectare minimum lot size area under Council's Rural Subdivision Policy.

An earlier similar application for subdivision of this lot (Item F20231) was rejected by Council and subsequently refused by the Department of Planning and Urban Development.

RECOMMENDATION

That Council does not support the application submitted by M E McGowan for the subdivision of Lot 2 Ziatas Road, Pinjar, for the following reasons:

- 1 the proposal is inconsistent with Council's Rural Subdivision Policy which specifies a minimum lot size of 20 hectares in the area;
- 2 support for this proposal would establish an undesirable precedent for further subdivision in the locality.

MOVED Cr Davies, **SECONDED** Cr Waters that consideration of the application for subdivision of Lot 2 Ziatas Road, Pinjar be deferred for one month and referred back to Town Planning Committee.

CARRIED

G20318 **SUBDIVISION, LOT 43 CNR NEAVES ROAD/DEMPSTER PLACE, MARIGINIUP - [740-86300]**

CITY PLANNER'S REPORT G20318

J E and S T Luxton seek Council approval for the subdivision of Lot 43 corner Neaves Road and Dempster Place, Mariginiup into two lots of 1.10 and 1.4045 hectares.

The City Planner outlines the proposal which is located within Special Rural Zone No 4. He gives details of the "Development Guide Map" for that area and concludes that although the proposal complies with the minimum 1.0 hectare lot size prescribed, calculations reveal that the average lot size for the area will be less than the 1.5 hectares specified in the Special Rural Zone provisions. He reports that it would appear that this particular Special Rural Zone has already reached its potential lot yield.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that Council does not support the application submitted by J E and S T Luxton for the proposed subdivision of Lot 43 cnr Neaves Road and Dempster Place, Mariginiup for the following reasons:

- 1 the subdivision is contrary to the Special Provisions for this zone which prescribe an average lot size of not less than 1.5 hectares, with all subdivisions being carried out in accordance with the "Development Guide Plan";
- 2 support for the proposal would result in an undesirable precedent being set for the further fragmentation of lots in the area, contrary to Town Planning Scheme provisions.

CARRIED

G20319 **SUBDIVISION, LOT 18 FRANKLIN ROAD, JANDABUP - [740-86382]**

CITY PLANNER'S REPORT G20319

Wilson and Mackay, Surveyors, on behalf of Mr H Boldt, seek Council approval to subdivide Lot 18 Franklin Road into two lots of 2.072 hectares each, one of which will be provided with a 6.0 metre access leg along the southern boundary of the site.

The City Planner outlines the proposal in the context of Council's East of Wanneroo Alternative (Option C) plan and the provision of Planning Control Area No 16.

He concludes that as the proposed lot sizes do not conform with the minimum 4.0 hectare lot size specified in Council's Rural Subdivision Policy, the proposal should not be supported.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that Council does not support the application submitted by Wilson and MacKay Surveyors, on behalf of Mr H Boldt, for the subdivision of Lot 18 Franklin Road, Jandabup, for the following reasons:

- 1 the proposal is inconsistent with Council's Rural Subdivision Policy which specifies a minimum lot size of 4.0 hectares in area;
- 2 support for this proposal would establish an undesirable precedent for further subdivision in the locality;
- 3 the North West Corridor Structure Plan has not yet been released to determine the future road requirement for Franklin Road.

CARRIED

G20320 PROPOSED REZONING AND PUBLIC ENVIRONMENTAL REVIEW FOR SWAN LOCATION 2579 AND LOTS 1 AND 2 FLYNN DRIVE, NEERABUP - [790-606]

CITY PLANNER'S REPORT G20320

Chapman Glendinning and Associates, Peter D Webb and Associates and Martin Goff and Associates, on behalf of Yatala Nominees Pty Ltd, Homeswest and the R & I Bank, seek Council support for the proposed rezoning of Swan Location 2579 and Lots 1 and 2 Flynn Drive, Neerabup, from "Rural" to "Residential Development (R25)".

The City Planner outlines the proposals which are submitted with structure plans over their respective areas. He reports that as the plans have only recently been received, a detailed examination will be required to fully determine the extent of any changes to the proposal.

A Public Environmental Review (PER) has recently been received and comments may be made during an eight week period commencing 24 February 1992. A full report will be submitted for Council consideration in April.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that CITY PLANNER'S REPORT G20320 be received.

CARRIED

G20321 PROPOSED SPECIAL RURAL ZONE, LOTS 5, 7, 53 AND PT LOCATION 3144 ADAMS ROAD, MARGINIUP - [790-592]

CITY PLANNER'S REPORT G20321

Feilman Planning Consultants, on behalf of the Adams Road Syndicate, seek Council approval to rezone Lots 5, 7, 53 and Pt Location 3144 Adams Road, Mariginiup from "Rural" to "Special Rural".

The City Planner reports that Council previously considered this application in December 1991 (Item F91235) and resolved to conditionally support it. He gives details of discussions held since that time between the developers, Council officers and representatives of the Department of Planning and Urban Development.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that, in accordance with the provisions of Section 7 of the Town Planning and Development Act, 1928 (as amended), Council:

- 1 supports the application submitted by Feilman Planning Consultants, on behalf of the Adams Road Syndicate to rezone Lots 5, 7, 53 and Pt Location 3144 Adams Road, Mariginiup from "Rural" to "Special Rural", subject to the Special Provisions described in Report G20321;
- 2 forwards the documentation for Amendment No 592 to the Minister for Planning for preliminary approval to advertise;
- 3 advises the applicant that in the interests of facilitating the prompt development of the subject land, it has resolved to seek the above amendment, but before granting final approval to Amendment No 592 it will require:
 - (a) an Interim Rural Strategy Plan for the area bounded by Neaves Road, Pinjar Road, Caporn Street, Rousset Road, Townsend Road and the State Forest;
 - (b) a more detailed Structure Plan for the area bounded by Neaves Road, Adams Road, the proposed major north-south road, Rousset Road (southern end), Townsend Road, the State Forest and the western boundary of the Meadowlands "Special Rural" Zone;
 - (c) a revised detailed "Special Rural" Zone proposed for the subject land which accords with the outcome of (i) and (ii) above. **CARRIED**

Appendix III refers

G20322 **PROPOSED REZONING OF LOTS 1-4, 7 AND 8 ELLIOT ROAD AND GREENFIELDS CIRCLE, WANNEROO - [790-609]**

CITY PLANNER'S REPORT G20322

BSD Consultants, on behalf of Elliot Road Village Pty Ltd, seek Council approval for rezoning of Lots 1-4, 7 and 8 Elliot Road and Greenfields Circle, Wanneroo from "Residential Development (R20)" to "Commercial".

Council resolved in February (Item G20213) to defer consideration of the proposal pending further discussions with the developer.

The City Planner resubmits his previous report which suggested that this application should be deferred until structure planning for the whole of this area, has been addressed.

RECOMMENDATION

That Council defers consideration of the application submitted by BSD Consultants, on behalf of Elliot Road Village Pty Ltd, for the proposed rezoning of Lots 1-4, 7 and 8 Elliot Road and Greenfields Circle, Wanneroo from "Residential Development (R20)" to "Commercial" until the Structure Plan for the land bounded by Elliot Road, Wanneroo Road, Lenore Road and Ocean Reef Road has been advertised and all submissions in respect of this plan, including this application, have been assessed.

MOVED Cr Waters, **SECONDED** Cr Smith that consideration of the application for the proposed rezoning of Lots 1-4, 7 and 8 Elliot Road and Greenfields Circle, Wanneroo be deferred for one month and referred back to Town Planning Committee. **LOST**

MOVED Cr Dammers, **SECONDED** Cr Nosow that Council defers consideration of the application submitted by BSD Consultants, on behalf of Elliot Road Village Pty Ltd, for the proposed rezoning of Lots 1-4, 7 and 8 Elliot Road and Greenfields Circle, Wanneroo from "Residential Development (R20)" to "Commercial" until the Structure Plan for the land bounded by Elliot Road, Wanneroo Road, Lenore Road and Ocean Reef Road has been advertised and all submissions in respect of this plan, including this application, have been assessed. **CARRIED**

Cr Waters dissented.

G20323 AMENDMENTS TO RESIDENTIAL PLANNING CODES - [790-615]

CITY PLANNER'S REPORT G20323

In 1988 Council adopted the State Government Statement of Planning Policy on "Residential Planning Codes (R Codes)" through Amendment No 323 to Town Planning Scheme No 1.

A review of these codes has now been undertaken and a number of changes proposed. The City Planner reports on the amendments to the codes, which are automatically adopted by Council, and suggests three areas where Council should amend Town Planning Scheme No 1 in the light of the revised R Codes:

- 1 reduction of the minimum lot size for two grouped dwelling (duplex) developments;
- 2 variation of the provisions of the R Codes, except in the area of minimum lot size, to permit mixed use development;
- 3 the exercising of discretion by Council without the requirement to advertise.

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

- 1 prepares, adopts and signs Amendment No 615 to Town Planning Scheme No 1 to amend the text to reflect the changes introduced by the gazettal on 13 December 1991, of the Revised Residential Planning Codes;
- 2 forwards the amendment to the Department of Planning and Urban Development for approval to advertise. **CARRIED**

G20324 UNAUTHORISED MARKET GARDEN SALES AND NON-COMPLYING CAR PARKING AT LOT 41 (1910) WANNEROO ROAD, NEERABUP - [30/611]

CITY PLANNER'S REPORT G20324

In July 1991 (Item F20717) Council addressed the sale of rural produce from Lot 41 (1910) Wanneroo Road, Neerabup, in conjunction with unlawful vehicle smash repairs on the same lot.

The City Planner reports that the smash repair operations have been discontinued. However, the matters of parking and access in relation to Lot 41 are still a source of serious concern. Patrons of the market garden continue to park on the verge outside the property and the entrance/exit crossover has not been widened.

The City Planner advises that the Main Roads Department has now stated its intention to remedy matters itself by rendering the verge immediately outside Mr Kapuralic's property inaccessible to vehicles.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that Council awaits the outcome of the Main Roads Department action in relation to access and parking at Lot 41 Wanneroo Road, Wanneroo, before taking any necessary legal action.

CARRIED

G20325 RELAXATION OF SETBACK REQUIREMENTS : LOT 13 (354) WANNEROO ROAD, WANGARA - [30/3881]

CITY PLANNER'S REPORT G20325

Mr Frank Silvestro seeks Council approval to erect a shed on Lot 13 (354) Wanneroo Road, Wangara, with a reduced side setback of 1.2 metres.

The City Planner reports on the scheme requirements for a minimum setback of 4.0 metres for development in a rural zone. He advises that, in support of his application, Mr Silvestro has reported that the shed has been on the property for a number of years and this proposal will renovate it. A 3.0 metre high brick wall exists on the adjacent lot boundary and the height of the shed is lower than the brick wall.

The City Planner concludes that as the reduced setback will have no adverse aesthetic impact on the locality or reduce the amenity of the surrounding residents, it should be supported.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that Council exercises its discretion in accordance with Clause 5.9 of Town Planning Scheme No 1 and approves the application from Mr F Silvestro for the development of a shed on Lot 13 (354) Wanneroo Road, Wangara with a reduced side setback of 0.8 metres subject to:

- 1 the lodging of an application for a building licence under the provisions of the Building Regulations and approval from the City Building Surveyor before any works whatsoever are commenced;

2 the shed not being used for commercial and/or industrial purposes or for human habitation. **CARRIED**

G20326 AMENDMENT NO 529 TO TOWN PLANNING SCHEME NO 1 : LOT 908 CONNOLLY DRIVE, MERRIWA - [740-81108, 790-529]

CITY PLANNER'S REPORT G20326

In February 1991 (Item F20238) Council resolved to seek final approval for Amendment No 529 to Town Planning Scheme No 1 which proposes to rezone portion Lot 908 Connolly Drive, Merriwa from "Residential Development R20" to "Residential Development R20, Commercial Service Station, Tavern, Civic and Special Zone (Restricted Use) Fast Food Outlet".

The City Planner reports that the applicants Russell Taylor and William Burrell are seeking Council's approval to make a number of design modifications to the plan. He outlines the proposed changes in detail together with comments from other Council departments, and advises that the modifications have necessitated minor changes to the subdivision design over the remaining portion of Lot 908.

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

1 advises the applicants, Russell Taylor and William Burrell, on behalf of Smith Corporation, of the revised plan required which addresses the issues raised in Report G20326;

2 upon receipt of such a satisfactory revised plan, modifies Amendment No 529 to Town Planning Scheme No 1 to accord generally with that plan, which in particular:

(a) zones specific Commercial, Service Station, Civic, Tavern and Special Zone (Restricted Use) Medical Centre, Retail Nursery and Fast Food sites;

(b) retains a figure of 2,900m² gla in the Fifth Schedule of the Scheme Text;

(c) includes reference to the abovementioned Special Zones in the First Schedule of the Scheme Text;

(d) amends the Residential Density Code Map to code the subject area R40 in accordance with the revised plan;

3 defers finalisation of the Amendment pending execution of a legal agreement between Smith Corporation and Council under which the Community Purpose Site is ceded to Council free of cost.

CARRIED

Appendix IV refers

G20327 AMENDMENT NO 584 TO TOWN PLANNING SCHEME NO 1 TO REZONE PORTION LOT 31 QUINNS ROAD, MINDARIE - [790-584]

CITY PLANNER'S REPORT G20327

In July 1991 (Item F20711) Council initiated Amendment No 584 to Town Planning Scheme No 1 to rezone portion of Lot 31 Quinns Road, Mindarie, from "Residential Development" to "Commercial, Service Station, Mixed Business and Civic". This amendment would rezone the area to include delicatessen/liquor store, service station, medical centre, garden centre and nursery, church and community purpose site.

The City Planner reports that approval to advertise the amendment has been granted by the Minister, subject to a number of modifications being made to the zonings. The changes requested relate mainly to shopping facility development, aged persons and medium density housing locations.

The City Planner concludes that the modifications requested by the Department of Planning and Urban Development are considered reasonable.

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

- 1 modifies Amendment No 584 to Town Planning Scheme No 1 by:
 - (a) replacing the Commercial zone on the corner of Marmion Avenue and Anchorage Drive with an appropriate zone to enable the development of a church or other private institution;
 - (b) zoning the land on the corner of Anchorage Drive and Rothesay Heights, "Commercial";
 - (c) amending the Residential Density Code Map to recode the area between the proposed local centre and the high school site from R20 to R40;
 - (d) including in the Amendment Report an explanation of the retail structure proposed for the whole Mindarie area, such explanation to be based on the structure shown in Attachment 3 to Report G20327 and to specify that the proposed southern shopping centre (on the north-west corner of the southern intersection of Anchorage Drive and Marmion Avenue) is to be restricted to a maximum of 500m² gla;
 - (e) amending Schedule 7 of the Scheme text by adding the following Clause:
 - "(j) Department stores and discount department stores shall not be permitted and only one supermarket of a size that is not greater than 1000m² nett lettable area shall be permitted";
- 2 forwards the modified Amendment to Department of Planning and Urban Development for approval to advertise. **CARRIED**

G20330 MINISTER'S REFUSAL TO PERMIT ADVERTISING : AMENDMENT NO 535, PT LOCATION 1866 NEAVES ROAD, MARIGINIUP - [790-535]

CITY PLANNER'S REPORT G20330

In May 1990 (Item E90585) Council initiated Amendment No 535 to Town Planning Scheme No 1 to rezone a portion of Location 1866 Neaves Road, Mariginiup from "Special Rural" to "Special Zone (Restricted Use) Service Station and Local Store".

The City Planner reports that the Minister for Planning has withheld consent for the amendment to be advertised on the grounds that the proposed uses are considered inappropriate within a Special Rural Zone, the proposal would detract from the rural character and amenity of the locality. The proposal is considered to be inconsistent with proposed land uses for the area and approval could create an undesirable precedent for similar applications.

The Minister for the Environment has also advised that, due to the Minister for Planning's decision, the development cannot proceed and no further action will be taken under the Environmental Protection Act 1986.

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

1 discontinues Amendment No 535 to Town Planning Scheme No 1, which proposed the rezoning of portion Location 1866 Neaves Road, Mariginiup from "Special Rural" to "Special Zone (Restricted Use) Service Station and Local Store";

2 seeks information as to whether the Minister for Planning would approve advertising for an amendment to Town Planning Scheme No 1 to rezone portion location 1866 Neaves Road, Mariginiup from "Special Rural" to "Special Zone (Restricted Use) Local Store". **CARRIED**

G20331 MINISTER'S REFUSAL TO GRANT FINAL APPROVAL - AMENDMENT NO 545, PT LOT 76 GNANGARA ROAD, LANDSDALE - [790-545]

CITY PLANNER'S REPORT G20331

In September 1991 (Item F20921) Council resolved to seek final approval for a service station on portion of Lot 76 Gngangara Road, Landsdale.

The City Planner reports that the Minister for Planning has refused to grant final approval to the amendment on the grounds that the proposal is inappropriately located due to traffic conflict, it could cause disruption to the free flow, would create an undesirable precedent for similar commercial development and conflicts with the recommendations of the Report of the Government Industry Task Force into Problems of Petrol Retail Site Development.

The applicants have submitted a detailed response to each of the Minister's grounds for refusal and seek reconsideration of his decision.

Cr Dammers declared an interest in this item and abstained from voting.

MOVED Cr Carstairs, **SECONDED** Cr Nosow that Council submits the response from Land Planning Consultants to the Minister for Planning with a request for his further reconsideration of Amendment No 545 to Town Planning Scheme No 1.

CARRIED

G20332 MINISTER'S REFUSAL TO PERMIT ADVERTISING : AMENDMENT NO 549, LOT 276 PRINDIVILLE DRIVE, WANGARA - [790-549]

CITY PLANNER'S REPORT G20332

In August 1990 (Item E20828) Council initiated Amendment No 549 to Town Planning Scheme No 1 to rezone Lot 276 Prindiville Drive, Wangara from "Light Industrial" to "Special Zone (Restricted Use) Restricted Commercial Uses Approved by Council".

The City Planner reports that the Acting Minister for Planning has withheld consent for the amendment to be advertised on the grounds that the proposal would set a precedent for similar retail proposals within the Wangara Industrial Estate and would be inconsistent with the objective of establishing the Wangara Estate as Light Industrial/Mixed Business Area.

The City Planner suggests that given the Minister's attitude towards a Mixed Business zone, comments should be sought from landowners within the "Market Precinct" on the application of such a zoning.

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

- 1 discontinues Amendment No 549 to Town Planning Scheme No 1, which proposed the rezoning of Lot 276 Prindiville Drive, Wangara, from "Light Industrial" to "Special Zone (Restricted Use) Restricted Commercial Uses Approved by Council";
- 2 advises Mr R W West of the Acting Hon Minister's reasons for refusing the advertising of Amendment No 549 and seeks comment from him about a mixed business rezoning. **CARRIED**

G20333 REQUESTED CLOSURE OF PEDESTRIAN ACCESSWAY BETWEEN LAGOON DRIVE AND NEWLYN PLACE, YANCHEP - [510-1483]

CITY PLANNER'S REPORT G20333

Nine landowners in Yanchep have requested closure of the pedestrian accessway between Lagoon Drive and Newlyn Place, with the land therein to be amalgamated with their properties.

The City Planner reports that the request is made on the grounds that the unconstructed accessway serves only residents of Newlyn Place, and the extra distance involved to gain access to Lagoon Drive is minimal and much safer. Water services located within the accessway would require modification or relocation at the cost of the benefiting landowners.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that, in accordance with the provisions of Section 288A of the Local Government Act, Council initiates preliminary closure procedures of the pedestrian accessway between Lagoon Drive and Newlyn Place, Yancheop subject to the benefiting landowners agreeing to meet all costs involved.

CARRIED

G20334 **REQUESTED CLOSURE OF PEDESTRIAN ACCESSWAY BETWEEN CELINA CRESCENT AND RENEGADE WAY, KINGSLEY - [510-1586, 510-1587]**

CITY PLANNER'S REPORT G20334

In December 1991 (Item F21237) Council resolved to close the pedestrian accessway between Celina Crescent and Renegade Way, Kingsley, due to a request from the four adjoining owners.

The City Planner reports on the advertising undertaken to inform residents in the natural catchment area of the accessway and the objections received. The objectors consider that the accessway provides a direct and convenient route to the shops, church and bus route and closure would inconvenience local residents.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that Council does not proceed with the closure of the pedestrian accessway between Celina Crescent and Renegade Way, Kingsley.**CARRIED**

G20335 **REQUESTED CLOSURE OF PEDESTRIAN ACCESSWAY BETWEEN MULLIGAN DRIVE AND WARNER PLACE, GREENWOOD - [510-763, 510-1166]**

CITY PLANNER'S REPORT G20335

In November 1991 (Item F21134) Council resolved to close the pedestrian accessway between Mulligan Drive and Warner Place, Greenwood, in response to a request from the owners of 17 properties in close proximity to the accessway.

The grounds for the request were abusive language, fighting, drinking, vandalism, theft and offensive behaviour.

The City Planner reports on the submissions received as a result of the statutory advertising and information obtained from Warwick Regional Police Office on attendance of police officers at disturbances at this locality.

He concludes that the closure cannot be supported on planning grounds as the actions of persons misusing the accessway should not deprive other members of the community of the benefits of its use.

RECOMMENDATION

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

Cr Nosow dissented.

MOVED Cr Dammers, **SECONDED** Cr Carstairs that consideration of the closure of the pedestrian accessway between Mulligan Drive and Warner Place, Greenwood be deferred and referred back to Town Planning Committee.

CARRIED

G20336 REQUESTED CLOSURE OF PEDESTRIAN ACCESSWAY BETWEEN THAKE COURT AND MEREDITH WAY, KOONDOOLA - [510-1108]

CITY PLANNER'S REPORT G20336

A landowner whose property adjoins the pedestrian accessway between Thake Court and Meredith Way, Koondoola, has requested closure of the accessway and amalgamation of the land therein with the adjoining properties. This request is made on the grounds of problems associated with break-ins, vandalism, noise and litter associated with the antisocial behaviour of some of the accessway's users.

The City Planner reports that water services in the accessway could be modified or relocated at the cost of the benefiting landowners. The accessway does not lead directly to many public amenities and does not form part of an integrated network of accessway.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that, in accordance with the provisions of Section 288A of the Local Government Act, Council initiates preliminary closure procedures of the pedestrian accessway between Thake Court and Meredith Way, Koondoola, subject to the benefiting landowners agreeing to meet all costs involved.

CARRIED

G20337 REQUESTED CLOSURE OF PEDESTRIAN ACCESSWAY BETWEEN MCNAB RISE AND WARWICK ROAD, DUNCRAIG - [510-1866]

CITY PLANNER'S REPORT G20337

In December 1991 (Item F21235) Council resolved to initiate preliminary closure procedures in respect of the accessway between McNab Rise and Warwick Road, Duncraig.

The City Planner reports that the proposed closure was advertised in the local press and a letter was circulated amongst residents in the accessway catchment area. One objection to the closure has been received on the grounds that users of a direct and convenient route to the shopping centre on Glengarry Drive and the open space in Warwick Road would be disadvantaged.

The City Planner concludes that the objection is considered to be valid, as closure would necessitate a significantly longer journey to the specified amenities.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that Council does not proceed with the closure of the pedestrian accessway between McNab Rise and Warwick Road, Duncraig. **CARRIED**

G20338 REQUESTED CLOSURE OF PEDESTRIAN ACCESSWAY BETWEEN SHENTON AVENUE AND MITCHELL FREEWAY RESERVE, JOONDALUP - [510-1664]

CITY PLANNER'S REPORT G20338

The Joondalup Development Corporation has asked Council to close the 0.1 metre wide pedestrian accessway which runs from Shenton Avenue along the northern boundaries of Lots 80 and 81 Winton Avenue and the Freeway Reserve in the Joondalup Business Park.

The City Planner reports that the purpose of the closure is to provide for the resubdivision of the lots and the relocation of the pedestrian accessway which is in reality a traffic control device. No submission has been received in response to advertising of the closure.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that, in accordance with the provisions of Section 288A of the Local Government Act, Council approves the closure of the pedestrian accessway between Shenton Avenue and the Mitchell Freeway Reserve, Joondalup.

CARRIED

G20339 **REQUESTED CLOSURE OF PEDESTRIAN ACCESSWAY IN NAUTICAL COURT, YANCHEP - [510-532]**

CITY PLANNER'S REPORT G20339

In December 1991 (Item F21242) Council authorised preliminary closure of the pedestrian accessway in Nautical Court, Yanchep on the grounds that the accessway is not constructed, it serves no useful purpose and incorporation into the adjoining properties would allow the applicant to effect certain modifications to his property.

The City Planner reports that two submissions were received during the advertising period, one objecting to the closure on the grounds of potential disadvantage should Anchor Park be developed in the future, and the second supporting the closure but requesting construction of a pathway through Anchor Park from Port Place to Brazier Road.

He reports that Anchor Park is not developed and, given the very steep nature of its terrain, it will not be developed for recreation in the future.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that, in accordance with the provisions of Section 288A of the Local Government Act, Council approves final closure action of the pedestrian accessway in Nautical Place, Yanchep and its amalgamation with adjoining Lot 538, subject to that owner meeting all land acquisition and utility relocation costs.

CARRIED

G20340 **DUALING OF TRAPPERS DRIVE, WHITFORD AVENUE TO TIMBERLANE DRIVE - [510-1729, 30/3676, 740-85147]**

CITY PLANNER'S REPORT G20340

In February 1991 (Item G90234) Council requested a report be submitted to Town Planning Committee on the construction of Trappers Drive between Whitford Avenue and Timberlane Drive.

The City Planner outlines the history of the rezoning of the Woodvale Shopping Centre, where agreement was reached with Australian Housing and Land in respect of dual construction of Trappers Drive. He reports on the sale of the shopping centre to Foodland and agreements reached between all parties.

The City Planner concludes that further meetings are being held with the relevant parties to resolve construction of the western carriageway and a report will be submitted to Town Planning Committee in April.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that CITY PLANNER'S REPORT G20340 be received.
CARRIED

G20341 **EAST WANNEROO WORKING COMMITTEE - [290-7]**

CITY PLANNER'S REPORT G20341

In February 1992 (Item G20246) Council resolved to liaise with members of resident and ratepayer groups during the planning stages of implementation of the North West Corridor Structure Plan and the East Wanneroo Structure Plan, with a view to minimising the effects that Option C may have on their current lifestyles.

The City Planner reports that it is not the charter of such a working committee to discuss the merits or otherwise of urbanising East Wanneroo. He sets out proposed Terms of Reference for such a committee and suggests a structure which would include representation from all affected parties.

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

- 1 establishes the East Wanneroo Working Committee comprising:
 - . three Councillors (one each from the North, South and Central Wards) with the Chairman of Town Planning Committee being Chairman of the Working Committee;
 - . the City Planner or his representatives;
 - . the City Engineer or his representatives;
 - . seven representatives of the East Wanneroo Area, ie:
 - Mr Murray Bell, Badgerup Road
 - Mrs Bev Young, Lake Adams Estate
 - Mrs Karen Stevens, Carramar Park
 - Mr Ken Loughton, Garden Park
 - Mr Colin Griffiths, a Franklin Road resident
 - Mr Jim Giumelli, a Landsdale resident
 - a representative of the WA Vegetable Growers' Association;

- 2 adopts the following Terms of Reference for the Working Group:

"It is not the East Wanneroo Working Committee's charter to discuss the merits or otherwise of urbanising East Wanneroo. It is their role to assist Council to evaluate the requirements which could be incorporated into the design and the final implementation of the urban development within East Wanneroo to ensure as far as reasonably possible that the lifestyle of the landowners within the non-urban area can be maintained";

3 requests the WA vegetable Growers' Association to nominate a representative to the Working Group. **CARRIED**

G20342 METROPOLITAN CENTRES POLICY STATEMENT FOR THE PERTH METROPOLITAN REGION - [319-7-1]

CITY PLANNER'S REPORT G20342

The Department of Planning and Urban Development has released its Metropolitan Centres Policy Statement for the Perth Metropolitan Region. Council considered the draft policy in November 1991 (Item F21130) and supported it conditionally.

The City Planner reports on the main features of the policy which are to promote a hierarchy of centres, plan commercial features which do not fit into the hierarchy, delegate responsibility for controlling shopping developments to local authorities and encourage the preparation of centre plans for regional and district centres.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that Council prepares a Local Commercial Strategy for the municipality. **CARRIED**

G20343 RURAL STORES POLICY - [290-0-12]

CITY PLANNER'S REPORT G20343

In November 1991 (Item F91127) Council considered advice from the Minister relating to the preparation of a strategy for rezoning, for rural stores, in an attempt to rationalise the apparent ad hoc rezonings required to allow Mrs Rigali, Mr D'Uva and Mr Macri to operate rural stores.

The City Planner sets out the background to this matter and the various amendments initiated by Council to permit the sale of market garden produce from properties within the Rural Zone of the City of Wanneroo.

He gives details of a proposed policy which identifies particular outlets for which Council may be prepared to support an expanded role.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that Council circulates the Draft Rural Stores Policy, set out in Attachment 1 to Report G20343 to the owners of the land listed in Attachment 2 to Report G20343, the Department of Planning and Urban Development and the Minister for Planning for comment prior to further consideration by Council.

CARRIED

Appendix V refers

G20344 A NATURE CONSERVATION STRATEGY FOR WESTERN AUSTRALIA - DRAFT - [704-2]

CITY PLANNER'S REPORT G20344

The City Planner reports that a draft Nature Conservation Strategy for Western Australia has been prepared by the Department of Conservation and Land Management.

The primary objective of the draft Strategy is to suggest guidelines by which the community can "conserve in perpetuity the widest possible diversity of indigenous landscapes, ecosystems and species (including their genetic variability), in natural habitats in Western Australia".

The draft Strategy identifies the main state conservation issues as being the loss of biological diversity (that is diversity of species, their genetic variability and ecosystem diversity) and species extinction (both plant and animal). The draft Strategy also outlines the causes of extinction.

A significant component of the draft Strategy is a comprehensive review of Western Australia's existing system of conservation reserves. The review includes an evaluation of past achievements and identifies gaps in the existing conservation reserves system that require future action.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that a report be submitted to Town Planning Committee should it be considered necessary for Council to make a submission in relation to the nature conservation strategy. **CARRIED**

G20345 **PADBURY SHOPPING CENTRE : LOT 25 WARBURTON AVENUE - RETENTION OF TREE - [30/569]**

CITY PLANNER'S REPORT G20345

Hodge & Associates Pty Ltd, architects for the extensions to Padbury Shopping Centre, seek Council approval to retain a significant tree within the car park of the centre. This request is the result of a number of residents on the opposite side of Warburton Avenue seeking the tree's retention.

The City Planner reports that, as the tree is considered worthy of retention, Council may consider a further relaxation in car parking provision to allow the tree to be retained in the car park, without the imposition of a payment in lieu.

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

1 exercises its discretion under Clause 9.1(1) of Town Planning Scheme No 1 and allows a further reduction of one bay in this instance to permit retention of the tree located in Bay 94 of the Padbury Shopping Centre, Warburton Avenue, Padbury without a cash-in-lieu of parking charge, provided that sufficient area is maintained for the provision of the car parking bay in the event that the tree dies or deteriorates to the extent that it can no longer be regarded as significant;

2 advises Hodge and Associates accordingly.

CARRIED

G20346 PUBLIC AWARENESS OF NUISANCE MIDGES NEAR WETLANDS - [322-18-1, 750-10]

CITY PLANNER'S REPORT G20346

In November 1991, the Lakes Management Committee requested that Council considers raising public awareness of nuisance insects, specifically midge swarm nuisance, around Lake Joondalup. This request stems from a media release advertising "Woodvale Waters", a residential subdivision at the southern end of Lake Joondalup.

The City Planner reports that the Lakes Management Committee is concerned that potential purchasers of lots in the Woodvale Waters subdivision may not be aware of the potential for midge swarm nuisance and would consequently pressure Council to control midge numbers by spraying chemicals. The Committee has suggested that signs be erected in developments such as this, pointing out to would-be purchasers some of the elements of nature (eg midge swarms, bushfire problems) to be considered prior to purchase.

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

- 1 consideration of the placement of signs adjacent to the "Woodvale Waters" residential development be deferred;
- 2 a report be submitted to Town Planning Committee giving details of:
 - (a) the intensity of the midge problem at Woodvale Waters;
 - (b) advice obtained from Jenny Davies as to the height and density of vegetation required to alleviate the midge nuisance in residential developments adjacent to wetlands.

CARRIED

G20348 AMENDMENTS TO BY-LAWS TO REGULATE THE ESTABLISHMENT OF BULK LIQUID STORAGE TANKS AND AUTOMOTIVE BUSINESSES IN PRIORITY 1 AND 2 GROUNDWATER SOURCE AREAS - [322-18, 920-35]

CITY PLANNER'S REPORT G20348

The City Planner reports that the Water Authority of Western Australia (WAWA) is seeking Council's comments on proposed amendments to by-laws to regulate the establishment of new bulk liquid storage tank systems and automotive businesses in Priority 1 and Priority 2 Public Groundwater Source Areas.

Bulk liquid storage tanks are used principally by industrial and commercial businesses and store a variety of substances, ie toxic, hazardous and tainting substances, that can pollute groundwater. This includes both above ground and below ground tank systems.

Automotive businesses store, use and dispose of potentially polluting substances as part of their operations. These businesses include:

- automotive maintenance and repair shops
- premises for installation of motor vehicle parts
- motor vehicle wreckers
- vehicle depots
- vehicle detailers and car washes
- premises wholesaling and retailing fuels and oils
- combinations of the above.

The WAWA considers that, although special design measures and operating practices can minimise the risk of groundwater pollution from these businesses, there will always be an inherent risk of groundwater pollution from unwitting discharge of substances and waste to the ground.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that Council advises the Water Authority of Western Australia that it:

- 1 supports the proposed by-laws for new underground storage tank systems and new automotive businesses in Priority 1 and 2 groundwater source protection areas;
- 2 opposes the proposed by-laws relating to above-ground storage tank systems in their present form and requests the Water Authority of Western Australia to alter the proposed by-laws to include the statement:

"Within the City of Wanneroo no new above-ground storage tank systems will be permitted in Priority 1 and Priority 2 groundwater source protection areas". **CARRIED**

G20349 **STATE GOVERNMENT'S FEASIBILITY STUDY OF THE PROPOSED KIMBERLEY PIPELINE - [322-18-1]**

CITY PLANNER'S REPORT G20349

The City Planner reports that the Hon Minister for Water Resources has advised Council of the State Government's recent decision to proceed with a major feasibility study of the proposed Kimberley Pipeline. The purpose of such a pipeline would be to develop the vast water resources of the Kimberley so it contributes to the State's growing water requirements.

The pipeline would provide important infrastructure to inland parts of Western Australia through the provision of secure, quality water supplies and associated energy and communications facilities.

The feasibility study will include analysis of the potential direct and indirect economic, social and environmental benefits that would result from the project, as well as providing a data base upon which future development proposals can draw.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that Council notes the Hon Minister for Water Resources advice on the State Government's decision to proceed with the feasibility study of the proposed Kimberley pipeline.

CARRIED

G20350 HIGH VOLTAGE TRANSMISSION LINES : WESTERN AUSTRALIAN MUNICIPAL ASSOCIATION - [319-2]

CITY PLANNER'S REPORT G20350

The Western Australian Municipal Association has advised Council of a situation that has occurred in Mundaring regarding the approval and construction of a building within four metres of a 66Kv powerline. The State Energy Commission of Western Australia (SECWA) requires a 10 metre clearance from this type of line and if an accident were to occur due to a lack of clearance, the Council may be liable to legal action. The Association has requested comments from Council.

The Shire of Mundaring advised the Association of a number of implications arising from the situation. These included possible liability for damages, responsibility for advice given to the public, the absence of specific easements, the need to inspect sites for the presence of lines and the lack of appropriate building regulations.

In November 1991, SECWA advised of the situation and provided a set of maps showing the alignment and required clearance of the various high tension transmission lines in the City of Wanneroo.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that Council advises the Western Australian Municipal Association that planning and building applications received by the City of Wanneroo are checked against the State Energy Commission of Western Australia plans to ensure the required clearances are complied with.**CARRIED**

G20351 LAKES MANAGEMENT COMMITTEE RECOMMENDATIONS - [322-18-1]

CITY PLANNER'S REPORT G20351

The Lakes Management Committee met on 28 February 1992 and made a number of recommendations to Council.

The City Planner reports on these recommendations which relate to Council's submission on Yellagonga Regional Park Study, the Committee's Terms of Reference, the application for Mining Tenement M70/704 Lake Gngangara and the suggested bridge over Lake Joondalup.

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

- 1 seeks formal assessment of the group housing development on the western boundary of Yellagonga Regional Park by the Environmental Protection Authority, when the development application is submitted;
- 2 advises the Joondalup Development Corporation accordingly;
- 3 adopts the following Terms of Reference for the Wanneroo Lakes Management Committee:
 - *1 The Wanneroo Lakes Management Committee is required to prepare a wetlands management policy based on the report "Draft Management Proposal for Wetlands in the City of Wanneroo" prepared by Murdoch University.

2 The Committee will continue to consider matters relating to wetlands referred to it by Council.

3 When the Committee has completed the task specified in 1 above it should seek a recommendation from Council on its future role."

4 advises the Department of Mines that it does not object to the application from Faraway Holdings for mining tenement M70/704 Lake Ghangara and refers the future development application to the Lakes Management Committee for consideration;

5 advises the Senior Citizens Association (Inc) that while it acknowledges their concern, it feels that their concerns will be addressed by future public transport requirements and does not support the proposal of a bridge over Lake Joondalup linking the townsite with Joondalup City Centre.

CARRIED

G20352 APPOINTMENT OF ENVIRONMENTAL PLANNING OFFICER - [404-0]

CITY PLANNER'S REPORT G20352

In February 1992 (Item G20256) Council resolved that consideration of the appointment of an Environmental Planning Officer be referred to the Town Planning Committee.

The City Planner reports that a new position was approved in the 1991/92 Budget, however this position has not yet been advertised. It is proposed that as the position is more senior than originally envisaged, justification will be sought in the 1992/93 Budget for creation of this additional senior officer position.

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

1 Council lists for consideration in the draft 1992/93 Budget, funds for employment of an Environmental Planning Officer;

2 justification for the position of Environmental Planning Officer be submitted to Policy and Resources Committee as part of the Annual Staff Review.**CARRIED**

G20353 ERECTION OF AMATEUR RADIO MAST, LOT 611 (26) THURBURN RETREAT, MARANGAROO - [30/3904]

Mr D Grimble seeks Council approval for the erection of an amateur radio mast on Lot 611 (26) Thurburn Retreat, Marangaroo.

The City Planner outlines Council policy in relation to the erection of radio masts and antennas in residential areas where power is provided by underground cable. The applicant has provided favourable comments from adjoining neighbours.

RECOMMENDATION

That Council refuses the application from Mr D Grimble for the erection of an amateur radio mast on Lot 611 (26) Thurburn Retreat, Marangaroo, on the grounds that it is not prepared to set any precedent which may weaken its policy by encouraging other applications for radio masts and antennae in residential areas served by underground power.

Cr Nosow dissented.

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

- 1 recommendation of the Committee not be adopted;
- 2 Council grants approval for Mr D Grimble to erect an amateur radio mast on Lot 611 (26) Thurburn Retreat, Marangaroo, subject to compliance with the Building Code of Australia.

CARRIED

G20354 POLICY ON RADIO MASTS IN RESIDENTIAL AREAS - [702-1]

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that a report be submitted to Policy and Resources Committee on Council's existing policy in relation to radio masts and antennas in residential areas.

CARRIED

SEC POWER LINES - DISTANCE FROM RESIDENTIAL DWELLINGS - [319-2]

Cr Nosow queried whether the "safe" distance from residential dwellings which is used by SECWA in deciding routes for power transmission lines, made allowance for the effects of electro magnetic radiation.

The City Planner advised that details of the effects of power transmission lines on residential areas will be researched and information provided to Councillors.

1992/93 GRANTS PROGRAMMES - HEPBURN HEIGHTS - [790-517]

Cr Rundle reported that applications for grant funding for the preservation of Hepburn Heights are being prepared for two different funding programmes - The National Estates Grant Programme and the Landcare Programme. She sought advice on how to request Council to administer these funds should they be granted.

The Town Clerk suggested that Cr Rundle ensures that the submissions be forwarded to him with a written request for Council support in administering the funds.

GREEN STREET JOINT VENTURE - REQUEST FOR PRESENTATION - [727-11]

The City Planner reported that the Green Street Joint Venture Group has asked to address Council on the latest developments within the Group. He suggested that a presentation be made to Councillors and Officers during the afternoon of Wednesday, 8 April 1992, prior to the next meeting of the Town Planning Committee.

REQUEST FOR REMOVAL OF RESTRICTIVE COVENANT - WARWICK GROVE HOTEL SITE -
[30/212]

The City Planner advised that the current developers of the Warwick Grove Hotel site have requested Council to remove the restrictive covenant placed on the hotel site as an original condition of subdivision. He suggested that this removal is not the function of Council and should remain within the auspices of responsibility of the parties effecting the development.

EXPRESSION OF THANKS TO COMMITTEE CLERK - [PERSONAL]

Cr Dammers wished to record his thanks to the Committee Clerk, Mrs Maureen Thurston for the assistance given to him personally as Chairman and the Committee generally in the preparation of the Committee minutes and research on matters related to Town Planning. He extended his best wishes to Mrs Thurston for her future outside of local government.

G90316 TECHNICAL SERVICES COMMITTEE

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that the Report of the Technical Services Committee Meeting held on 16 March 1992, be received.

CARRIED

ATTENDANCES

Councillors:	A M CARSTAIRS - Chairman	Central Ward
	W H MARWICK - Mayor	Central Ward
	C P DAVIES - deputising for Cr Waters	North Ward
	C G EDWARDES - to 7.16 pm	South Ward
	G A MAJOR	South-West Ward
	A V DAMMERS - Observer	Central Ward
	B J MOLONEY - Observer	South Ward
	P NOSOW - Observer, from 5.56 pm	South Ward
	F D FREAME - Observer, from 6.31 pm	South-West Ward
	N RUNDLE - Observer, from 6.56 pm	South-West Ward

City Engineer:	R T McNALLY
City Building Surveyor:	R G FISCHER
City Parks Manager:	F GRIFFIN
Transport Manager:	B DONNELLY
Committee Clerk: M THURSTON	
Minute Clerk:	D VINES

APOLOGY

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

CONFIRMATION OF MINUTES

The Minutes of the Technical Services Committee Meeting held on 17 February 1992, were confirmed as a true and correct record.

PETITIONS AND DEPUTATIONS

Cr Dammers tabled a petition containing 174 signatures in support of provision of embayments in Fairway Circle, Connolly (Item G10318 refers).

DECLARATIONS OF PECUNIARY INTEREST

Nil

MEETING TIMES

Commenced:	5.31 pm
Closed:	7.25 pm

G10301 PLANT REPLACEMENT RESERVE - PURCHASES OF PLANT AND EQUIPMENT -
TENDER NOS 080-083 & 087-91/92 - [208-6]

CITY ENGINEER'S REPORT G10301

In accordance with the programme adopted in August 1991 (Item F10801) tenders have been called for the replacement of municipal plant and vehicles. Council delegated authority to the Technical Services Committee to accept these tenders.

The City Engineer gives details of the tender submissions received.

As empowered by the August 1991 meeting of Council, the Technical Services Committee accepted the following tenders as outlined in Attachment 1 to Report G10301:

<u>Tender No</u>	<u>Company</u>	<u>Changeover</u>
080-91/92	Melville Motors Pty Ltd	\$ 1,903
081-91/92	Titan Ford	\$ 4,056

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that Council accepts the following tenders as outlined in Attachment 1 to Report G10301:

<u>Tender No</u>	<u>Company</u>	<u>Changeover</u>
083-91/92	Boya Equipment	\$32,900
083-91/92	Southern Irrigation - out right purchase - Plant No 98 330	\$ 1,600
087-91/92	E & M J Rosher	\$ 9,450

CARRIED

Appendix VI refers

G10302 CONTRACT FOR CONSTRUCTION OF WOODVALE ACCESS ROAD - TENDER NO 071-
91/92 - [208-071-91/92]

CITY ENGINEER'S REPORT G10302

In March and June 1991 (Items F10310 and F10610), Council resolved to fund the construction of a portion of Woodvale Drive and Duffy Terrace and a link road between Woodvale Drive and Timberlane Drive to provide an east west access road for Woodvale.

The adjacent developer, Australian Housing and Land, has agreed to contribute its portion of the pavement construction costs and consultant engineers, Gutteridge Haskins and Davey, were subsequently engaged to survey, design and administer the tender and contract construction works.

The City Engineer gives details of the scope of works and the successful tenderer.

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

1 Council:

- (a) accepts the tender price of \$306,050 submitted by WA Gravel and Paving Pty Ltd for the construction of a portion of Woodvale Drive and Duffy Terrace and the link road between Woodvale Drive and Timberlane Drive, as outlined on Attachment 2 to Report G10302, in relation to Tender No 071-91/92;
- (b) authorises the City Engineer to negotiate with Australian Housing and Land on the contribution for the additional costs for the full standard construction for the link road between Woodvale Drive and Timberlane Drive;

2 the reallocation of funds from Account No 33110 - Clarkson/Butler Road Headworks Scheme to accommodate the shortfall in funds for construction of Woodvale Access Road be referred to Finance and Administrative Resources Committee - Item G30321 refers. **CARRIED**

Appendix VII refers

G10303 **GREENWOOD/WARWICK COMMUNITY CENTRE - ADDITIONS - TENDER NO 086-91/92 - [208-086-91/92]**

CITY BUILDING SURVEYOR'S REPORT G10303

Tenders have been called for the construction of additions to Greenwood/Warwick Community Care Centre.

The City Building Surveyor gives details of the tender submissions received.

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

- 1 accepts the tender price of \$315,600, submitted by Burke & Gaynor for the Greenwood/Warwick Community Care Centre additions, as outlined in Report G10303 in relation to Tender No 086-91/92;
- 2 lists for consideration in the draft 1992/93 Budget, the sum of \$24,100 for furniture and landscaping. **CARRIED**

Appendix VIII refers

G10304 **CURRENT WORKS, REFUSE COLLECTION AND DISPOSAL - [201-2]**

CITY ENGINEER'S REPORT G10304

The City Engineer reports on Council works, drainage, pedestrian and cycle paths, traffic treatments, car parks, road resurfacing and maintenance, contract works, street lights, rubbish disposal and subdivisional development for the period up to 13 March 1992.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that CITY ENGINEER'S REPORT G10304 be received. **CARRIED**

G10305 **STREET LIGHTING, TRAFFIC LIGHTS AND WARNING SIGNS - [220-0]**

CITY ENGINEER'S REPORT G10305

The City Engineer reports on the progress of requests with Main Roads Department for construction of a roundabout at the intersection of Koondoola, Montrose and Mirrabooka Avenues, Girrawheen, pedestrian warning signs on Marangaroo Drive, Marangaroo and improvements to the junction of Carramar and Wanneroo Roads.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that CITY ENGINEER'S REPORT G10305 be received. **CARRIED**

G10306 **UPGRADING - KAROBORUP ROAD, NOWERGUP - [510-466]**

CITY ENGINEER'S REPORT G10306

Council allocated funds of \$230,000 in the 1989/90 Budget for the continuation of the upgrading of Karoborup Road north towards Carabooda Road.

The City Engineer advises that the proposed upgrading of Karoborup Road between Greenlees Way and Carabooda Road has indicated the need for land resumption to improve geometric curves and provide a higher speed standard for motorists.

Meetings have been held with affected landowners who, while recognising that local widening of the existing pavement will not satisfactorily resolve the potential conflicts at the sharp bends, oppose major encroachment into their properties.

The City Engineer suggests practical options to improve the standard of this rural road without lengthy resumption procedures.

He suggests methods to provide stormwater storage and facilities for the road runoff into Carabooda Lake. Although this method is generally supported by the residents, an environmental impact study has been commissioned with consultants to determine the most appropriate strategy for the stormwater discharge for Karoborup Road.

Cr Waters sought clarification on the ownership of the subject lots from which the required land will be acquired.

RECOMMENDATION

That Council authorises the acquisition of the corner truncations of Lots 6 and 9 and Pt Lot 5 Karoborup Road as shown on Attachment 2 to Report No G10306.

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

- 1 consideration of the acquisition of land for the upgrading of Karoborup Road, Nowergup, be deferred;

- 2 a report be submitted to Technical Services Committee giving details of ownership of Lots 6 and 9 and Pt Lot 5 Karoborup Road, and the land necessary for acquisition of corner truncations. **CARRIED**

Appendix IX refers

G10307 WANNEROO ROAD/PARIN ROAD JUNCTION IMPROVEMENTS - BLACK SPOT PROGRAMME - [510-3000]

CITY ENGINEER'S REPORT G10307

The Main Roads Department is seeking Council approval for modifications to the junction of Parin Road with Wanneroo Road, Marangaroo which will improve the operation of the junction and resolve the recurring accident problem.

The City Engineer gives details of the proposed modifications and signage which will be submitted for funding under the Federal Government's Black Spot Programme.

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

- 1 concurs with the proposed works at the junction of Parin Road and Wanneroo Road, Marangaroo, as detailed on MRD Drawing No 9190-803 and shown on Attachment 1 to Report No G10307;
- 2 concurs with the proposed kerbside parking prohibitions on Parin and Wanneroo Roads as detailed on MRD Drawing No 9120-804 and shown on Attachment 2 to Report No G10307.

CARRIED

Appendices X and XI refer

G10308 TRAFFIC MANAGEMENT STUDY GROUP - SOUTH-WEST DUNCRAIG - [510-0-4]

CITY ENGINEER'S REPORT G10308

Eleven members of the South West Duncraig Traffic Study Group have requested reconsideration of the current membership of Mr J Hollywood and Mrs T Stojanovic on the Committee. As membership is restricted to residents living in the study area, it has been suggested that these two members no longer qualify for the Study Group.

RECOMMENDATION

That Council makes no amendment to the South West Duncraig Traffic Study Group membership in the light of:

- 1 confirmation from Marmion/Sorrento/Duncraig Progress and Ratepayers' Association that Mr John Hollywood is its appointed delegate on the Study Group;
- 2 Mrs T Stojanovic resuming her permanent residence within the area covered by the Study Group.

MOVED Cr Rundle, **SECONDED** Cr Edwardes that this matter be deferred for consideration later in the meeting behind closed doors.

CARRIED

G10309 **TRAFFIC SAFETY CONCERNS - MARRI ROAD, DUNCRAIG - [510-57]**

CITY ENGINEER'S REPORT G10309

Residents of Marri Road, Duncraig have petitioned Council for the restriction of vehicle speed and an extension of a footpath on Marri Road in the vicinity of Duncraig Primary School.

The City Engineer reports on investigations carried out by Council's engineering staff which supports the residents' concern. He gives details of the cost of providing 90m length of footpath on the south side of Marri Road and suggests that the installation of a roundabout treatment for the intersection of Marri Road at Cassinia Road be listed in the Traffic Management Forward Plan.

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

1 Council:

- (a) approves the construction of 90m of footpath on the south side of Marri Road, Duncraig, east of the shopping centre, at an estimated cost of \$2,600;
- (b) lists for consideration, on a priority ranking in the Traffic Management Forward Plan, the installation of a roundabout in Marri Road and Cassinia Road;

2 the reallocation of funds for the construction of the footpath link in Marri Road from Account No 32911 - Mindarie Drive Footpath and Account No 32918 - Elliot Road Footpath be referred to the Finance and Administrative Resources Committee - Item G30321 refers. **CARRIED**

G10310 **TRAFFIC CONDITIONS - PARNELL AVENUE, MARMION - [510-20]**

CITY ENGINEER'S REPORT G10310

A petition in the form of a questionnaire from sixteen residents of Parnell Avenue, Marmion has been submitted to Council.

The questionnaire sought residents' opinions on three traffic treatments, namely the installation of roundabouts, speed bumps and road signs stating "40 KPH" and "Local Traffic Zone".

The City Engineer reports on the results of traffic surveys of Parnell Avenue conducted in May 1991 and February 1992.

He gives reasons why he supports the installation of roundabouts at the intersection of Parnell Avenue and Sheppard Way and the junction of Parnell Avenue and Rountree Way.

RECOMMENDATION

That Council:

- 1 lists for consideration on a priority ranking in the Traffic Management Forward Plan:
 - (a) a roundabout at the intersection of Parnell Avenue and Sheppard Way, at an estimated cost of \$35,000;
 - (b) modification to the junction of Parnell Avenue and Rountree Way, at an estimated cost of \$26,000, as shown on Attachment 1 to Report No G10310;
- 2 advises the petition co-ordinator accordingly.

MOVED Cr Johnson, **SECONDED** Cr Rundle that consideration of road treatments in Parnell Avenue, Sheppard Way and Rountree Way be deferred and referred back to Technical Services Committee.

CARRIED

Appendix XII refers

G10311 TRAFFIC CONCERNS - TRANQUIL DRIVE, NEERABUP - [510-466]

CITY ENGINEER'S REPORT G10311

The Carramar Park Residents Committee has written to Council expressing concern at traffic in Tranquil Drive, Neerabup and seeking traffic treatments to deter through traffic and a reduction in the legal speed limit to 60 kph.

The City Engineer reports on investigations carried out by Council's Engineering Department and the Main Roads Department which do not support the need for traffic treatments or a reduced speed limit. He advises that an existing bus shelter will be moved to a more suitable location which should assist with pedestrian safety.

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

- 1 consideration of traffic treatments in Tranquil Drive be deferred;
- 2 a report be submitted to Technical Services Committee giving cost and feasibility options for slowing down traffic in Tranquil Drive, Neerabup. **CARRIED**

G10312 FOOTPATH - ANGOVE DRIVE TO HILLARYS BOAT HARBOUR - [510-1039]

CITY ENGINEER'S REPORT G10312

In February (Item G10244), Council requested a report on the cost and feasibility of constructing a footpath from Angove Drive, Hillarys to the Hillarys Boat Harbour.

The City Engineer advises that the pedestrian/cyclist needs along this coastal section of the municipality have been identified within the Whitfords Beach Foreshore Management Plan which was tabled in October 1991 (Item F21032). This will provide a continuation of the existing pedestrian/cyclist route located in the southern Whitford node northwards.

He gives details of two options for an east west link, but considers the more effective alternative would be to construct the balance of the footpath in Angove Drive from Ewing Drive to Whitford Avenue.

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

1 Council:

- (a) prefunds construction of the balance of the footpath in Angove Drive from Ewing Drive to Whitford Avenue at an estimated cost of \$4,500;
- (b) secures reimbursement of this prefunding as a condition of subdivision of the land between Whitford Avenue, Angove Drive and Ewing Drive, Hillarys;
- (c) lists in the 1992/93 Draft Budget as a priority consideration, construction of a dual use path in Whitford Avenue, linking Mott Court, Hillarys northwards to the entrance to the southern Whitford node car park;

2 the prefunding arrangements for the construction of a footpath in Angove Drive from Ewing Drive to Whitford Avenue be referred to the Finance and Administrative Resources Committee - Item G30321 refers.

CARRIED

G10313 FOOTPATH - BARRADINE WAY, CRAIGIE - [510-587]

CITY ENGINEER'S REPORT G10313

In February (Item G10246), Council requested a report on the construction of a footpath in Barradine Way, Craigie to connect through pedestrian accessways to the east and north.

The City Engineer reports on investigations conducted with schools in the area and confirms that a number of students and residents use Barradine Way.

He supports construction of an east/west pedestrian accessway to Marmion Avenue which would service both schools.

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

1 endorses construction of a footpath along the east/west leg of Barradine Way, Craigie, as outlined on Attachment 1 to Report G10313;

2 lists for consideration in the 1992/93 Capital Works Budget, the estimated project cost of \$6,500.

CARRIED

G10314 FOOTPATH - VENTURI DRIVE, OCEAN REEF - [510-1977]

CITY ENGINEER'S REPORT G10314

The City Engineer reports on the urgent need for a pedestrian link in Venturi Drive adjacent to the Ocean Reef High School since the extension of this road to Hodges Drive.

The cost of this project is \$3,500 and funds are available for construction.

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

- 1 Council constructs a pedestrian link in Venturi Drive adjacent to the Ocean Reef High School;
- 2 the reallocation of unexpended funds for this project, from Account Numbers 32927 - Matisse Way Footpath and 32915 - Gunida Street Footpath, be referred to the Finance and Administrative Resources Committee - Item G30321 refers.

CARRIED

G10315 PARKING PROHIBITIONS - WARRANTYTE DRIVE, CRAIGIE - [510-1385]

CITY ENGINEER'S REPORT G10315

Residents of Warrandyte Drive opposite the carpark at Warrandyte Reserve have petitioned Council for prohibitions to restrict weekend parking.

The City Engineer supports the installation of three signs to improve the safety of pedestrians.

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

- 1 installs "NO PARKING CARRIAGEWAY OR VERGE 8am - 6pm SATURDAY, SUNDAY AND PUBLIC HOLIDAYS" signs along the north side of Warrandyte Drive, Craigie between Ashwood Court and Morang Court, as shown on Attachment 2 to Report No G10315;
- 2 installs "NO STANDING ANY TIME, CARRIAGEWAY OR VERGE" signs at the intersection of Morang Court and Warrandyte Drive, as shown on Attachment 2 to Report No G10315;
- 3 advises the petitioners accordingly. **CARRIED**

Appendix XIII refers

G10316 PARKING PROHIBITIONS - PADBURY CATHOLIC PRIMARY SCHOOL, O'LEARY ROAD, PADBURY - [510-2088]

CITY ENGINEER'S REPORT G10316

The Chairman of Padbury Catholic School Board, on behalf of the school, has requested Council to install parking prohibitions in O'Leary Road, Padbury to reduce traffic congestion.

The City Engineer supports the installation of several signs which will improve the safety of motorists and pedestrians.

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

- 1 installs "NO PARKING CARRIAGEWAY OR VERGE 8.15am - 9.15am, 3.00 - 4.00pm MONDAY TO FRIDAY" signs along the south side of O'Leary Road, Padbury, as shown on Attachment 1 to Report No G10316;
- 2 installs "NO STANDING ANY TIME CARRIAGEWAY OR VERGE" signs at the junction of O'Leary Road and Gibson Avenue, Padbury, as shown on Attachment 1 to Report No G10316.

CARRIED

Appendix XIV refers

G10317 PARKING PROHIBITIONS - YANCHEP DISTRICT HIGH SCHOOL, PRIMARY ROAD, YANCHEP - [510-1483]

CITY ENGINEER'S REPORT G10317

The Principal of the primary school section of the Yanchep District High School has sought Council assistance in regulating vehicle parking patterns in Primary Road, Yanchep.

The City Engineer suggests that the installation of parking prohibition signs along the south side of Primary Road will improve the safety of pedestrians.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that Council installs "NO PARKING CARRIAGEWAY OR VERGE, 8.15am - 9.15am, 3.00pm - 4.00pm MONDAY TO FRIDAY" signs for a distance of 41m along the south side of Primary Road, Yanchep, as shown on Attachment 1 to Report No G10317.

CARRIED

Appendix XV refers

G10318 PARKING PROHIBITIONS/EMBAYMENT CONNOLLY PRIMARY SCHOOL - [510-2108]

CITY ENGINEER'S REPORT G10318

The P & C Association of Connolly Primary School has expressed concern about the traffic congestion in Fairway Circle, Connolly and has requested the installation of parking prohibitions along the eastern side of Fairway Circle and construction of an embayment in Portmarnock Circuit.

The City Engineer reports that the school is designed to accommodate 300-700 children and at present, some 120 are transported by Transperth from Joondalup.

He gives reasons why the extension of "No Parking" signs on Fairway Circle is not supported; however, the installation of limited parking prohibitions and the construction of a footpath on the east side of Fairway Circle will improve road safety.

The Ministry of Education has indicated that funds are available on a 50/50 basis to construct a parking embayment on Portmarnock Circuit. The City Engineer suggests that prior to construction of this work, Council liaise with affected residents and the Ministry of Education on the extent and location of these embayments.

RECOMMENDATION

That:

- 1 consideration of parking prohibitions/embayments for Connolly Primary School be deferred for one month;
- 2 a report be submitted to Technical Services Committee on the urgent provision of bus embayments and parking prohibitions in Fairway Circle and Portmarnock Circuit, Connolly.

AMENDMENT MOVED Cr Dammers, **SECONDED** Cr Edwardes that Council approves the construction of a footpath on the east side of Fairway Circle, Connolly, as shown on Attachment 1 to Report G10318 at an estimated cost of \$6,000 with funds being drawn from Account 33039.

CARRIED

The AMENDMENT thus became the SUBSTANTIVE MOTION, viz:

"That:

- 1 consideration of parking prohibitions/embayments for Connolly Primary School be deferred for one month;
- 2 a report be submitted to Technical Services Committee on the urgent provision of bus embayments and parking prohibitions in Fairway Circle and Portmarnock Circuit, Connolly;
- 3 Council approves the construction of a footpath on the east side of Fairway Circle, Connolly, as shown on Attachment 1 to Report G10318 at an estimated cost of \$6,000 with funds being drawn from Account 33039."

was **PUT** and

CARRIED

G10319 **BUS SHELTER REMOVAL - MIRRABOOKA AVENUE, KOONDOOLA - [503-3, 168/14/108]**

CITY ENGINEER'S REPORT G10319

Mr T J Fagg, a resident of Koondoola and the Hon R G Pike, MLC, Member for North Metropolitan Region are seeking Council approval for the removal of a bus shelter adjoining Lot 15 (106) Mirrabooka Avenue, Koondoola.

The reason for the request is that Mr Fagg and other nearby residents have experienced problems with persons frequenting this bus shelter at night which has led to vandalism, windows being smashed and drunken behaviour.

The City Engineer advises that this shelter has required ongoing maintenance for the removal of graffiti.

Although the bus shelter is used regularly by Transperth passengers who will no doubt be inconvenienced by its removal, the City Engineer considers the bus shelter should be removed and a seat placed at the stop.

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

1 Council:

(a) does not remove the bus shelter adjoining Lot 15 (106) Mirrabooka Avenue, Koondoola;

(b) advises Hon R G Pyke and Mr T J Fagg accordingly;

2 a report be submitted to Technical Services Committee on alternative construction materials for bus shelters which would provide less "hiding places" for vandals and undesirable elements. **CARRIED**

G10320 **PEDESTRIAN OVERPASS ON WHITFORD AVENUE TO ACCESS WANNEROO WATER WORLD - [510-1287, 680-1]**

CITY ENGINEER'S REPORT G10320

In December 1991 (Item F11236), Council resolved that a report be submitted on the cost and feasibility of constructing a pedestrian overpass on Whitford Avenue to provide access for residents of Padbury to Wanneroo Water World.

The provision of an overpass to Craigie Regional Recreation Reserve would facilitate the crossing of the dual carriageway of Whitford Avenue and would be of potential benefit to Padbury residents.

The City Engineer reports on the existing pedestrian and cycle network to Craigie Regional Recreation Reserve. He considers that at this stage, the overall network adequately caters for pedestrian and cycle traffic with a possible improvement being a dual use path along the southern verge of Whitford Avenue.

He considers that the justification for an overpass is not warranted however, the future expansion of facilities at Craigie Regional Recreation Reserve is likely to increase pedestrian and cycle patronage together with traffic volumes. An increase in traffic may require signalisation of the main access road which could assist pedestrians and cyclists crossing Whitford Avenue.

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

1 defers consideration of grade separated pedestrian facilities across Whitford Avenue pending further assessment on the future planning of Craigie Regional Recreation Reserve and associated traffic management strategy;

2 constructs the first stage dual use path at an estimated cost of \$9,000 as shown on Attachment 1 to Report No G10320 with funds being drawn from Account No 31215 - Dual Use Paths, Various;

3 lists for consideration in the draft 1992/93 budget the further construction of a dual use path in Whitford Avenue from the Mitchell Freeway to east of Gibson Avenue, as shown on Attachment 1 to Report No G10320. **CARRIED**

Appendix XVI refers

G10321 SIGNAGE - WANGARA INDUSTRIAL AREA AND JOONDALUP BUSINESS PARK - [509-0-1]

CITY ENGINEER'S REPORT G10321

In November 1991 (Item F91129), Council resolved that a report be presented to Technical Services Committee on the feasibility of undertaking a forum with representatives of Joondalup Development Corporation and the Wanneroo Chamber of Commerce to address solutions to the question of advertising and directional signage in the Joondalup Business Park and the Wangara Industrial Area.

The meeting was held in March and attended by the Mayor, Crs Carstairs and Dammers, the City Engineer and representatives from the Wanneroo Chamber of Commerce and Joondalup Development Corporation.

The City Engineer reports that all representatives supported Council's policy regarding road reserve signage in industrial estates.

They proposed a number of initiatives inviting Council and the business community to assist patrons of industrial estates in locating specific premises and suggested that all businesses in Wangara Industrial Estate be circularised to seek their support.

Joondalup Development Corporation is proposing a similar course of action within the Joondalup Business Park.

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

1 Council:

- (a) endorses the proposal to erect a street name and number directory in Lumsden Road together with the relevant number of street name directional signs and street name with street number signs as appropriate at an estimated cost of \$6,000;
- (b) seeks the support of all business proprietors within the Wangara Industrial Estate for this initiative to erect large street numbers at the property entrance;
- (c) requests support from the Wanneroo Chamber of Commerce in the promotion of this Scheme through its membership;

2 allocation of unbudgeted funds for this project be referred to the Finance and Administrative Resources Committee for determination - Item G30321 refers. **CARRIED**

G10322 **ILLUMINATED DIRECTIONAL ADVERTISING SIGNS - [509-0-1]**

CITY ENGINEER'S REPORT G10322

Stacey Grace Consultancy, on behalf of its Principal, Claude Neon Pty Limited, is seeking Council approval to erect commercial pylon signs incorporating a community message and street sign at selected intersections within the road reserve.

This latest submission includes a research report undertaken by "Insight Research" addressing issues relating to safety, aesthetics and maintenance, improved street and directional signage.

In May 1989, a submission from Claude Neon Pty Limited to install illuminated advertising signs incorporating a street name was rejected by Council (Item D10502).

The City Engineer gives reasons why he does not support the installation of pylon signs.

RECOMMENDATION

That Council:

- 1 does not support the request from Stacey Grace Consultancy to erect illuminated directional advertising signs incorporating street names within its road reserves;
- 2 advises the applicant accordingly.

MOVED Cr Waters, **SECONDED** Cr Edwardes that consideration of the request from Stacey Grace Consultancy to erect illuminated directional advertising signs be deferred and referred back to Technical Services Committee. **CARRIED**

G10323 **EXTRACTIVE INDUSTRY ROAD MAINTENANCE CONTRIBUTIONS/QUARRY OPERATIONS NOT CONFORMING TO DEVELOPMENT CONDITIONS - [530-4, 303-3]**

CITY ENGINEER'S REPORT G10323

In November 1991 (Item F11121), Council considered "Extractive Industry - Road Maintenance Charges" which addressed the issue of having quarry operators contribute towards the maintenance of the roads used by their operations. An update on the progress of these negotiations was requested for the March meeting.

The City Engineer reports that there are two distinct groups of quarry operations in Wanneroo, ie, sand pits in the Landsdale area and limestone quarries north of Wanneroo townsite.

He advises that negotiations with the sand quarry operators have been successfully concluded and legal agreements are being prepared. Negotiations are still continuing with limestone quarry operators.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that CITY ENGINEER'S REPORT G10323 be received. **CARRIED**

G10324 AMENDMENT OF CONSTITUTION OF MINDARIE REGIONAL COUNCIL - [508-5-5]

TOWN CLERK'S REPORT G10324

In February (Item G10224), Council resolved that a report be submitted to Technical Services Committee incorporating the complete Constitution Agreement document, together with proposed and suggested amendments.

The amendments serve to clarify those provisions of the Constitution Agreement that relate to the delivery of waste for treatment and, more particularly, are intended to allay concerns that the agreement restricts member Councils in the conduct of individual waste recycling operations.

The Town Clerk reports that an additional amendment suggested by Cr Marwick has been included in the proposed Constitution Agreement.

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

- 1 agrees with the amendment to the Constitution Agreement proposed by Mindarie Regional Council;
 - 2 submits for consideration by the Mindarie Regional Council the inclusion of the words "...other than waste retained by a constituent municipality for the purposes of recycling..." after the word "waste" where it first appears in Clause 4A.1;
 - 3 authorises the affixation of the Common Seal to, and endorses the signing of, the duly amended Constitution Agreement of the Mindarie Regional Council.
- CARRIED**

G10325 REFUSE COLLECTION STANDARDS - [508-1]

CITY ENGINEER'S REPORT G10325

In February (Item G30223), the Finance and Administrative Resources Committee requested a report reviewing the current rubbish collection programmes and standards to reduce the amount of overtime payments. The request for the report was prompted by a significant increase in the amount of overtime in the Waste Management operation.

The City Engineer advises that the implementation of single operator rubbish collection vehicles has not gone according to schedule. However, the manpower reduction programme is proceeding with the full time workforce being reduced by thirteen. This has led to a temporary shortage of staff and unbudgeted overtime.

The City Engineer gives details of the existing service in which rubbish carts are emptied weekly. He advises that a reduction in overtime from public holidays would require a major change to service standards and could create health problems.

He gives details of the Bulk Collection Service which has operated under the present system since April 1989. Overtime can be eliminated from the service but this would result in possible extension of collection into a third week after the advertised start of the collection and would generate complaints from residents.

It is considered that the current service standards are the minimum required to provide a reasonable service.

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

- 1 Council retains its current refuse collection standards;
- 2 this report be referred to the Finance and Administrative Resources Committee for information. **CARRIED**

G10326 **SALE OF COMPOST BINS TO RATEPAYERS - [508-4]**

CITY ENGINEER'S REPORT G10326

Council made provision for the purchase of domestic compost bins in the 1991/92 Budget. The benefits of Council promoting composting has been considered by the Advisory Committee on Waste Management Options who have concluded that domestic composting has significant potential to reduce the amount of organic material going into landfill.

The Committee has proposed that Council sell compost bins at cost to householders and provide a \$3.00 subsidy to disadvantaged individuals.

The City Engineer reports on the selling of compost bins by Council and the benefits of composting to individuals.

The City Environmental Health Manager has been supervising the testing of a range of compost bins to find a suitable bin which will prevent flies breeding.

At the end of the testing, it is anticipated that several styles of compost bin may be offered for sale.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that Council adopts a policy of:

- 1 promoting domestic composting of organic materials;
- 2 marketing a small range of compost bins at cost price plus an administrative charge (currently \$3.00 per bin). **CARRIED**

G10327 **MONTHLY REPORT - BUILDING DEPARTMENT - [201-0]**

CITY BUILDING SURVEYOR'S REPORT G10327

The City Building Surveyor reports on the number and value of building licences issued for the month of February, building control activity, Council building works and swimming pool inspections.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that Council endorses the action taken in relation to the issuing of Licences as set out in Attachment A to Report G10327.**CARRIED**

Appendix XVII refers

G10328 **JOONDALUP CITY CENTRE - CIVIC AND CULTURAL FACILITIES PROJECT - [730-8-4]**

CITY BUILDING SURVEYOR'S REPORT G10328

In February (Item G80206), Council sought regular reports on the Joondalup Civic and Cultural Facilities Project.

The joint Joondalup Development Corporation and Wanneroo City Council Steering Committee met on 16 March 1992.

The City Building Surveyor advises that substantial works have been commenced by the Joint Project Managers including the calling of submissions for appointment of a Cultural Advisor, an accommodation survey and forecast to the year 2005, and the investigation into requirements for library, senior citizens centre, child care, human services accommodation and various cultural facilities.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that CITY BUILDING SURVEYOR'S REPORT G10328 be received and marked "NOT FOR PUBLICATION".

CARRIED

G10329 **RELAXATION OF COUNCIL'S POLICY - PERGOLAS AND GARDEN SHEDS - [1842/493/1]**

CITY BUILDING SURVEYOR'S REPORT G10329

The owner of Lot 493 Seacrest Drive, Sorrento is seeking approval to add a section of lattice to extend from a pergola to the boundary fence.

The City Building Surveyor advises that the introduction of amendments to the Residential Planning Codes in December 1991 indicate that Council policies in respect of dwellings and outbuildings will need to be amended to permit a greater relaxation of boundary setbacks.

He suggests that where a boundary adjoins a secondary street or public accessway, there is no call for fire separation and therefore nothing to prevent a pergola or garden shed being erected right up to the boundary. He supports this application.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that Council grants approval to the owner of Lot 493 (1) Seacrest Drive, Sorrento to provide lattice work from the boundary fence to the pergola eaves.

CARRIED

contributes \$2,671.77 to the Moolanda Child Care Centre and \$1,812.04 to the Timbertops Family Centre representing the cost of operating the Child Health Clinic for the 1991/92 financial year.

CARRIED

G10332 ENERGY AUDIT - WANNEROO WATER WORLD AND AQUAMOTION - [680-0, 690-0]

CITY BUILDING SURVEYOR'S REPORT G10332

In February 1992, the Technical Services Committee sought advice of the progress of the energy audits at Wanneroo Water World and Aquamotion.

The City Building Surveyor advises that Norman, Disney & Young have completed monitoring of the equipment and building usage and investigated the electrical tariff structure. They anticipate energy savings by control management of fans and pumps.

Completion of the report is anticipated in approximately two weeks.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that CITY BUILDING SURVEYOR'S REPORT G10332 be received. **CARRIED**

G10333 ANNUAL STATEMENT BY OWNERS OR OCCUPIERS OF PROPERTIES CONTAINING PRIVATE SWIMMING POOLS - [210-8]

CITY BUILDING SURVEYOR'S REPORT G10333

In May 1991, the Building Amendment Regulations were gazetted. The Regulations require that Owners or Occupiers of properties containing private swimming pools complete a statement that the swimming pool enclosures and gates have been checked.

In July 1991, Council wrote to the Minister for Local Government stating its concern regarding this requirement and seeking its deletion.

The Minister set up a working party to consider this and other issues which in November recommended the deletion of the requirement for self certification.

The City Building Surveyor advises that the first round of pool inspections is required to be completed by June 1992 and the existing legislation requires the annual self-certification statements to be completed by that date.

He seeks Council direction as to whether to comply with the Legislation or seek some response from the Minister.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that Council seeks urgent direction from the Minister for Local Government on the conflict between the legislation and the working party recommendations relating to the requirement for self certification of pool fences.

CARRIED

G10334 PROPOSED GARAGE - LOT 271 (31) MOUSEHOLE CRESCENT, YANCHEP - [1491/271/31]

CITY BUILDING SURVEYOR'S REPORT G10334

In February (Item G10234), the Technical Services Committee deferred consideration of an application to erect a steel framed garage at Lot 271 Mousehole Crescent, Yanchep pending an on site meeting with interested Councillors, the City Building Surveyor and other interested parties. This meeting took place on 9 March 1992.

The City Building Surveyor reports on an inspection of the site which revealed a non-complying boundary fence and a limestone hardstand in the location of the proposed garage.

He gives details of three possible alternatives for the siting of the garage, all of which have been rejected by the owner.

The owner will be required to bring the boundary fence forward of the building line to comply with Council's By-laws.

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

- 1 refuses to grant approval for the proposed steel framed garage to be erected at Lot 271 (31) Mousehole Crescent, Yanchep;
- 2 advises the owner it will favourably consider a garage at an alternative location as shown on Attachment A to Report No G10334;
- 3 requests the owner to bring the fencing forward of the building line into compliance with Council's By-laws.

CARRIED

Appendix XVIII refers

G10335 UNAUTHORISED SIGNS - LOT 2 FINLAY PLACE, WANGARA - [30/503]

CITY BUILDING SURVEYOR'S REPORT G10335

Bunnings Building Supplies are seeking Council approval for three horizontal signs at Lot 2 Finlay Place, Wangara.

The signs were erected without Council approval and are in contravention of Council's By-laws Relating to Signs, Hoardings and Billposting.

The City Building Surveyor considers that the signs are not injurious to the amenity of the area.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that Council approves the sign licence application for three horizontal signs by Bunnings Building Supplies at Lot 2 Finlay Place, Wangara.

CARRIED

The City Parks Manager does not support the fencing of this play area and cites a number of popular unfenced picnic areas and parks in Perth adjacent to water bodies.

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

- 1 does not approve the installation of fencing around the play equipment on Mawson Park;
- 2 advises the petitioners it is parents' responsibility to supervise their children when using any Council facility, whether it be in close proximity to water or not. **CARRIED**

G10339 **GREENLAW PARK - PLAY EQUIPMENT - [061-145]**

CITY PARKS MANAGER'S REPORT G10339

Residents in close proximity of Greenlaw Park, Duncraig have for some time been requesting that the play equipment be upgraded.

An on-site meeting with Cr Freame and ratepayers resulted in a recommendation to upgrade this play equipment as soon as funds are available.

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

- 1 Council purchases 1 senior swing and 1 track ride at a cost of \$5,688 for installation on Greenlaw Park, Duncraig;
- 2 the provision of unbudgeted funds of \$5,688 from the South West Ward Allocation be referred to the Finance and Administrative Resources Committee - Item G30321 refers. **CARRIED**

G10340 **WANNEROO PLAYGROUP ASSOCIATION (INC) - [894-1, 061-113-2]**

CITY PARKS MANAGER'S REPORT G10340

In February (Item G90235), Council resolved that a report be submitted to Technical Services Committee on a proposal to amend the climbing equipment used by Wanneroo Playgroup Association (Inc) at Elliot Road Clubrooms.

A letter was received in February from the Playgroup Association seeking modifications to a ladder and the construction of a sand pit.

The City Parks Manager reports on actions that have been taken to make the play equipment safe for very young children. He believes the provision of a sand pit is justified in the interests of increased safety and has made arrangements for this to be implemented in approximately three weeks.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that CITY PARKS MANAGER'S REPORT G10340 be received. **CARRIED**

G10341 CONTROL OF ARGENTINE ANTS BY LOCAL COUNCILS - [855-3-1]

CITY PARKS MANAGER'S REPORT G10341

In November 1991 (Item F11151), Council resolved that a report be submitted to Technical Services Committee on progress undertaken by Metropolitan Councils to control Argentine Ant infestations on municipal verges and reserves.

The City Parks Manager reports that eight major metropolitan Councils were canvassed on this matter.

Six of these Councils have not sprayed as they consider it to be too expensive and the responsibility of the relevant Government Department. Canning and Bayswater City Councils will spray in extreme cases and to date this has happened only on rare occasions.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that CITY PARKS MANAGER'S REPORT G10341 be received. **CARRIED**

G90317 COST OF COUNCIL'S SPRAYING FOR ARGENTINE ANTS - [855-3-1]

MOVED Cr Major, **SECONDED** Cr Johnson that a report be submitted to Technical Services Committee on the actual costs for Council to spray house verges, eg one house or ten houses, for argentine ants, as Council must have a certain responsibility for the damage caused by infestations of these pests. **CARRIED**

G10342 CORRECTIVE SERVICES - SECOND TEAM - [250-0]

CITY PARKS MANAGER'S REPORT G10342

The Parks Department staff and Corrective Services Co-ordinator, Balcatta Branch met in January to finalise a proposal to utilise a second team for Wanneroo.

The City Parks Manager reports that this crew, comprising 10-14 workers, commenced the clean up of Wanneroo Road median and verges on 11 February.

A number of clean up projects are proposed and a review of the effectiveness of the second team will be undertaken in May.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that CITY PARKS MANAGER'S REPORT G10342 be received. **CARRIED**

G10343 SOUTH WARD WORKS - [006-2]

The South Ward Councillors have submitted a list of works, totalling \$53,077 for Council's consideration. Funds have been provided in the 1991/92 Budget for these works.

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

1 Council authorises the following works to be undertaken in the South Ward:

Chichester Park, Woodvale

Fence around conservation areas supported by Kingsley/Woodvale Recreation Association
360 metres @ \$22.00 per metre: \$7,040

Aberdare Park, Warwick

Bollards across dry park frontage
102 metres @ \$11.00 per metre: \$1,122

Chelmsford Park, Warwick

Bollards across dry park frontage
55 metres @ \$11.00 per metre: \$605

Barridale Park, Kingsley

Purchase and installation of play equipment \$9,000

Kingsley Seniors' Club

Purchase of Bowling Mats/Bowls \$1,110

Girrawheen/Koondoola Recreation Association

Donation for Australia Day Breakfast 1993 \$1,000

Greenwood Recreation Association

Donation for Community Project - Community Fair \$500

John Moloney Park

Installation of Cricket Wicket: Synthetic \$3,400
Concrete \$3,800

Kingsway Complex

Installation of Lights: Hockey Cricket Ground \$4,000
Aussie Rules \$4,000
Olympic Soccer \$4,800
Bay marking of car park outside Kingsway
Olympic Soccer Club (painting) \$700

Marangaroo Park

Purchase and Install Combination Play Equipment
(Austplay Unit)\$12,000

2 reallocation of funds from Allocation 31200 to undertake these works, be referred to Finance and Administrative Resources Committee - Item G30321 refers.

CARRIED

G10344 LAKE JOONDALUP PLAYGROUP - PROVISION OF PLAY EQUIPMENT - [895-15]

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

- 1 Council purchases and installs playground equipment at Lake Joondalup Playgroup to the value of \$5,000;
- 2 reallocation of funds from Allocation 31202 to undertake these works, be referred to Finance and Administrative Resources Committee - Item G30321 refers. **CARRIED**

G10345 PROVISION OF FOOTPATH - BACKSHALL PLACE TO VILLANOVA STREET - [510-1834, 510-1832]

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that a report be submitted to Technical Services Committee on the cost and feasibility of providing a footpath between Backshall Place and Villanova Street, Wanneroo. **CARRIED**

REMOVAL OF SIGNS - WANNEROO COMMUNITY ARTS COUNCIL - [301-10]

Cr Major requested the removal of signs in the Wanneroo Townsite relating to the location of Wanneroo Community Arts Council.

The City Engineer reported that these signs would be removed.

REPLACEMENT OF PLAYGROUND EQUIPMENT - HILLARYS PARK - [061-168]

Cr Major asked the City Parks Manager to provide details of the cost of replacing the old playground equipment in Hillarys Park, Hillarys prior to the Finance and Administrative Resources Committee meeting.

ZONE 10 AGRICULTURE PROTECTION BOARD MEETING - [301-2]

Cr Major reported that, at a recent meeting of the Zone 10 Agriculture Protection Board, the following items of interest to the City of Wanneroo had been discussed:

- 1 Seven nests of European wasps have been found this summer, all as a result of public awareness and enquiry.
- 2 Skeleton weed has been found growing in the median strip of Marmion Avenue. The Agriculture Protection Board has suggested that City of Wanneroo parks employees receive up to date training in weed and pest identification.
- 3 There have been sightings of starlings and sparrows in Wanneroo.
CARRIED

LANDSCAPING OF PUBLIC OPEN SPACE, CORNER ELLIOT AND WANNEROO ROADS - [510-3000, 510-272]

Cr Dammers sought information from the City Parks Manager on the proposal to landscape the area of public open space at the corner of Elliot and Wanneroo Roads, Wanneroo.

PLAYGROUND EQUIPMENT - WANNEROO SHOWGROUNDS - [061-376]

Cr Dammers sought costs and alternatives for the provision of playground equipment at Wanneroo Showgrounds, prior to the Finance and Administrative Resources Committee meeting.

VERGE PARKING PROHIBITIONS: HUDSON AVENUE, GIRRAWHEEN - [510-508]

Cr Moloney asked the City Engineer to assess the requirement for verge parking in Hudson Avenue, adjacent to the Primary School.

PROVISION OF FLOORCOVERINGS AND FURNITURE - SORRENTO SURF LIFE SAVING CLUB EXTENSIONS - [319-4]

Cr Freame asked whether provision had been made in the funds budgeted for the extensions to the Sorrento Surf Life Saving Club for floorcoverings, curtains and chairs for the extension.

The City Building Surveyor advised that he would investigate this matter and report to the Councillor.

RECENT TRAFFIC INCIDENT IN KEMPENFELDT AVENUE, SORRENTO - [510-31]

Cr Freame asked for information on a recent traffic incident in Kempfenfeldt Avenue, Sorrento, whereby a motorist failed to successfully negotiate the bend and crashed into a residence.

REQUEST TO MAIN ROADS DEPARTMENT ON JUNCTION TREATMENT - CARRAMAR/WANNEROO ROADS - [510-3000, 510-1527]

Cr Davies requested a copy of the letter sent recently to the Main Roads Department, suggesting treatment of the junction of Carramar and Wanneroo Roads.

G10346 PROVISION OF TRAFFIC LIGHTS - BURNS BEACH ROAD/MARMION AVENUE - [510-239, 510-2]

Cr Carstairs tabled a letter from the Burns Beach Advisory Association (Inc) expressing strong concern at recent accidents at the intersection of Burns Beach Road and Marmion Avenue.

The Association has requested that Council seeks the provision of traffic lights at the intersection to improve traffic safety.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that Council asks the Main Roads Department to provide traffic lights at the intersection of Marmion Avenue and Burns Beach Road. **CARRIED**

G90318 FINANCE AND ADMINISTRATIVE RESOURCES COMMITTEE

MOVED Cr Edwardes, **SECONDED** Cr Nosow that the Report of the Finance and Administrative Resources Committee Meeting, held on 18 March 1992, be received. **CARRIED**

ATTENDANCES

Councillors :	W H MARWICK - Mayor, Acting Chairman	
	from 5.32 pm	Central Ward
	H M WATERS - from 5.49 pm to 7.53 pm	North Ward
	C G EDWARDES - deputising for	
	Cr Moloney	South Ward
	A V DAMMERS	Central Ward
	R F JOHNSON	South-West Ward
	A M CARSTAIRS - Observer	Central Ward
	P NOSOW - Observer	South Ward
	F D FREAME - Observer, from	
	5.49 pm	South-West Ward
	G A MAJOR - Observer	South-West Ward

Town Clerk:	R F COFFEY
Deputy Town Clerk:	A ROBSON
City Treasurer:	J B TURKINGTON
Deputy City Recreation and Cultural Services Manager:	B SIMMONDS - to 6.45 pm
Minute Clerk:	V GOFF

APOLOGY

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

APPOINTMENT OF ACTING CHAIRMAN

Cr Moloney has tendered an apology from this meeting due to her attendance at a Recreation Conference in Geraldton. In accordance with the Standing Orders By-laws, the Committee was required to appoint an Acting Chairman.

Cr Marwick was elected unopposed as Acting Chairman of Finance and Administrative Resources Committee.

CONFIRMATION OF MINUTES

The Minutes of the Finance and Administrative Resources Committee Meeting held on 19 February 1992, were confirmed as a true and correct record.

PETITIONS AND DEPUTATIONS

DEPUTATION FROM WANNEROO TOURISM COUNCIL INC - 1992/93 FUNDING SUBMISSION

The President, Mr Raoul Cywicki, and the Tourism Liaison and Promotions Officer, Ms Margot Ferguson, addressed the Committee in relation to the Wanneroo Tourism Council (Inc) Submission for funding in the 1992/93 financial year.

Mr Cywicki advised that the tourism industry is a growth industry which can bring new business opportunities, employment and income to the City of Wanneroo. Last year, 550,000 visitors, the majority of whom were day trippers, came to the area and spent \$4.5 million.

The Wanneroo Tourism Council has changed dramatically in the past two months from a low profile tourist information centre to a professional tourism marketing promotion body dedicated to promoting the Wanneroo area as a desirable destination for visitors.

Mr Cywicki advised that the Wanneroo Tourism Council has appointed a full time Tourism Liaison and Promotions Officer, Ms Ferguson, and recruited an additional 25 volunteer staff to man the Information Centre which will now be open from 9.00 am to 5.00 pm, seven days a week. The first of a series of twelve seminars has also been conducted.

The volunteers have received training from Ms Ferguson and have been on two familiarisation tours of the local attractions with WA Coach Service providing coaches and staff for the outings.

With the manning of the centre seven days a week, the establishment of Satellite Information Centres at tourist outlets, and the proposal to compile a booklet of attractions, Mr Cywicki envisages a growth in membership of the Wanneroo Tourism Council in the forthcoming financial year.

As the Wanneroo Tourism Council will be responsible for the organisation and provision of free information and free regional marketing, Mr Cywicki is seeking a 1992/93 financial subsidy of \$49,900 from the City of Wanneroo.

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 - Item G30337 refers.

DECLARATIONS OF PECUNIARY INTEREST

Cr Johnson declared an interest in Item G30304.

Cr Freame stated her intention to declare an interest in Item G30308.

Cr Carstairs stated his intention to declare an interest in Item G30318.

Cr Freame stated her intention to declare an interest in Item G30319.

MEETING TIMES:

Commenced: 5.30 pm
Closed: 8.50 pm

G30301 **PERSONNEL MATTERS - [404-0]**

TOWN CLERK'S REPORT G30301

The Town Clerk gives details of staff appointments and resignations, and seeks authorisation of officers in accordance with the requirements of the Dog Act 1976.

MOVED Cr Carstairs, **SECONDED** Cr Johnson that, in accordance with the provisions of Section 16 of the Dog Act 1976, Council approves the appointment of Jennifer Margaret Jones and Helen Marie Gimm as Authorised Registration Officers. **CARRIED**

G30302 **CIVIC RECEPTIONS AND FUNCTIONS - [703-3]**

DEPUTY TOWN CLERK'S REPORT G30302

The Deputy Town Clerk gives details of the 1991/92 Calendar of Civic Receptions and Functions, as approved by Council. He seeks endorsement of a number of additional functions approved by the Mayor.

Correction

The following item was omitted from the 1991/92 Calendar:

 *26 March Councillor Dinner - Landsdale
 Landowners' Association Council*

MOVED Cr Carstairs, **SECONDED** Cr Johnson that Council includes the following functions in the 1991/92 Calendar of Civic Receptions and Functions:

<u>Date</u>	<u>Function</u>	<u>Host</u>
10 March	Development of Education Facilities - Joondalup District - Morning Tea and Lunch	Council
19 March	Councillor Dinner	Cr Carstairs
22 March	Wanneroo Pro-Am Golf Day - Marangaroo Golf Course	Council
23 March	Staff Golf Day - Marangaroo - Golf Course	Council
24 March	Bushfire Advisory Committee - Cocktail Party for Presentation of Meritorious Award	Council
26 March	Councillor Dinner - Landsdale Landowners' Association	Council
27 March	Presentation - Schools Liaison	South-West Ward Councillors
11 April	Visit by Premier of WA, - Hon Dr Carmen Lawrence	Council

11 April	Official Opening of Wanneroo Amateur Football Club Extensions	Council
13 April	Neighbourhood Watch - Meeting - Supper	Council
22 May	Cocktail Party - Schools Liaison	South-West Ward Councillors

CARRIED

**G30303 WESTERN AUSTRALIAN MUNICIPAL ASSOCIATION AND NORTH METROPOLITAN ZONE
LOCAL GOVERNMENT ASSOCIATION MATTERS - [312-2]**

DEPUTY TOWN CLERK'S REPORT G30303

The Deputy Town Clerk submits two matters on which the Western Australian Municipal Association is seeking member Council comments.

These relate to a draft Transport Policy and amendments to by-laws to reflect changes to the fees applicable under the Health Amendment Act 1991.

MOVED Cr Carstairs, **SECONDED** Cr Johnson that Council advises the Western Australian Municipal Association of its action in resolving to submit amendments to its By-laws relating to Fees for Eating Houses and Lodging Houses as recommended to the Health Department of Western Australia by Western Australian Municipal Association.

CARRIED

G30304 LAPTOP COMPUTER SYSTEM FOR COUNCILLORS - [206-2-3]

DEPUTY TOWN CLERK'S REPORT G30304

The Deputy Town Clerk reports on investigations carried out by a working group comprising Deputy Town Clerk, Computer Services Manager and Committee Clerk into an appropriate option for the computerisation of Council and Committee meetings.

Funds were provided in the 1991/92 for purchase of software and hardware and for training of Councillors in laptop procedures.

Tenders have been called for purchase of the hardware and the Deputy Town Clerk submits his analysis of the submissions received.

Cr Johnson declared an interest in this item and abstained from voting.

MOVED Cr Waters, **SECONDED** Cr Carstairs that Council nominates Councillors Freame, Waters, Rundle and Nosow to participate in the evaluation process of the Notebook Working Group. **CARRIED**

G30305 **ICL/FUJITSU MERGER - [206-2]**

DEPUTY TOWN CLERK'S REPORT G30305

The Deputy Town Clerk reports that on 21 February 1992, the ICL and Fujitsu operations in the Pacific region merged. Effective 1 April 1992, a new company bearing the Fujitsu name will be created in Australia. This company in which ICL is a significant shareholder will market the products of both companies.

In 1991 it was announced that Fujitsu was taking an 80% share in the ICL parent company based in the UK. This arrangement came into effect in November 1991. ICL and Fujitsu have co-operated since the early 1980's and Fujitsu has been making ICL designed chips for the Series 39 mainframe since the introduction of this range.

Integration of the two companies in Australia will take place over the next 12 months with major elements complete by October 1992. In terms of marketing, the new company will actively market products of both parent companies, and products will be badged with the name of the original manufacturer.

In Europe and North America, new companies will also be formed largely under the ICL management control. The new company will rank second in the table of Information Technology companies on a worldwide basis and third within Australia.

Recent meetings in Perth with the new Managing Director of the Australian company and the President of ICL International gave strong assurance to all ICL customers that full support for all existing products will continue.

It is envisaged that the combined strength of the new company will give rise to economies of scale and an expanded product range. Given Council's significant commitment to ICL products, the merger is considered to be of potential benefit to the City's operations.

MOVED Cr Carstairs, **SECONDED** Cr Johnson that DEPUTY TOWN CLERK'S REPORT G30305 be received. **CARRIED**

G30306 **SEMINAR ON MARKETING SKILLS - [202-1-4]**

DEPUTY TOWN CLERK'S REPORT G30306

In August 1991 (Item F30822) Council resolved that a report be submitted to the Finance and Administrative Resources Committee on the feasibility of Council hosting a Local Government seminar on "Marketing Skills".

Approaches have been made to the neighbouring Councils of the City of Stirling and Shire of Swan outlining the proposal and requesting their comments and input on whether officers and elected members would be interested in attending such a seminar.

In the event of there being indications of sufficient support for such a seminar from these Councils, a more detailed report will be submitted to Council.

MOVED Cr Carstairs, **SECONDED** Cr Johnson that DEPUTY TOWN CLERK'S REPORT G30306 be received.**CARRIED**

G30307 **SALE OF CHRISTMAS CARDS - [705-1]**

DEPUTY TOWN CLERK'S REPORT G30307

In February 1992 (Item G30246) Council resolved that a report be submitted to Finance and Administrative Resources Committee on the sale of the City of Wanneroo Christmas Cards through the schools in December 1991.

The Deputy Town Clerk reports that as part of Council's annual participation in WA Children's Week celebrations in 1991, a Christmas Card Competition was held inviting school children within the City of Wanneroo to design a card. All children who entered the competition received a specially printed certificate to commemorate their entry.

During Children's Week a tea party was held at Council for the winning children, their parents and teachers, and the judges. Publicity was given by the local press.

One thousand boxes of cards were printed, at a total cost of \$4,128. Income from sale of these cards, totalling \$357, has been received.

MOVED Cr Carstairs, **SECONDED** Cr Johnson that DEPUTY TOWN CLERK'S REPORT G30307 be received.**CARRIED**

G30307A **SALE OF CHRISTMAS CARDS - [705-1]**

DEPUTY TOWN CLERK'S REPORT G30307

MOVED Cr Carstairs, **SECONDED** Cr Johnson that Council advises schools in the municipality that a stock of Christmas cards designed during Children's Week 1991 is available for sale at forthcoming fetes and fundraising events.**CARRIED**

G30308 **INTRODUCTION OF ADMINISTRATION FEE - FAMILY DAY CARE SERVICE - [856-0]**

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT G30308

The City Environmental Health Manager reports that due to the increasing cost of administering the Family Day Care Schemes, Council may wish to consider the introduction of an additional fee paid, by the participating parents, to the registered caregivers within the Scheme, such fee to then be paid to Council.

He sets out recent changes to the Commonwealth child care fee relief policy and the extra demands placed on existing staff and resources. Should sufficient funds be forthcoming from the income generated by such a levy, additional staff will be employed and additional computer equipment purchased.

RECOMMENDATION

That Council:

- 1 introduces a gap fee of one dollar per registered child per week to be paid to Family Day Caregivers by parents registered with the City of Wanneroo schemes;

2 introduces an administrative fee of \$6 per week to be paid by Family Day Caregivers registered with the City of Wanneroo.

Cr Freame declared an interest in this item and abstained from voting.

The Town Clerk requested that Council defers consideration of the proposed administrative fee for Family Day Caregivers pending further investigation by officers.

MOVED Cr Edwardes, **SECONDED** Cr Moloney that consideration of the payment of an administrative fee to Family Day Caregivers be deferred and referred back to Finance and Administrative Resources Committee.

CARRIED

G30309 COMPENSATION FOR LAND ACQUISITION, OCEAN REEF ROAD DRAINAGE, WANNEROO - [510-1288, 205/51/9]

CITY PLANNER'S REPORT G30309

The City Planner gives an up to date report on the acquisition of land from Lot 51 Mary Street for extensions to Ocean Reef Road, Wanneroo.

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

1 rejects the claim of \$132,750 lodged by A and R Z Vlahov for the resumption of 2898m² of land from Lot 51 Mary Street, Wanneroo;

2 offers A and R Z Vlahov the sum of \$37,404 plus interest thereon at the rate of 12% plus legal costs when quantified in settlement of their claim for the resumption of 2898m² of land from Lot 51 Mary Street, Wanneroo.

CARRIED

G30310 COMPENSATION FOR LAND ACQUISITION : CLIFF STREET, SORRENTO - [510-13, 510-14, 510-18]

CITY PLANNER'S REPORT G30310

In February 1992 (Item G30205) Council considered a number of claims for compensation for land acquired for traffic roundabouts at the intersection of Cliff Street with High Street and Clontarf Street in Sorrento, and deferred consideration of the claim lodged by Mr A Ashby.

The City Planner sets out the background to this claim, the Valuer General's advice and the proposed payment as compensation for the land acquired.

He also gives details of the claim lodged by Mr and Mrs Smallacombe in relation to land acquired from Lot 288 (38) Clontarf Street for the same purpose.

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

- 1 rejects the claim submitted by Mr T Ashby for \$5,130 land value, \$1,500 for a limestone wall, \$400 loss of trees and reticulation and \$12,970 devaluation of property in respect of 18m² resumed from Lot 287 Clontarf Street, Sorrento and offers the owner \$880 land value and \$100 plant value in settlement of his claim plus interest thereon at the rate of 14%;
- 2 rejects the claim submitted by Mr A J and Mrs H A Smallacombe for \$2,500 land value and \$5,000 loss of market value in respect of 12m² resumed from Lot 258 Clontarf Street, Sorrento and offers the owners \$715 in settlement of their claim plus interest thereon at the rate of 14%.
CARRIED

G30311 TENDER FOR THE SALE OF LAND : TOWN PLANNING SCHEME NO 7A, MARANGAROO - [780-7A]

CITY PLANNER'S REPORT G30311

The City Planner outlines the actions necessary by Council to complete all works in relation to Town Planning Scheme No 7A. These include the finalisation of an amendment to convert part of the scheme from a resumptive model to a guided development model, the settlement of one compensation claim and sale of one surplus new lot.

He gives details of an offer made for Lot 51 Giralt Road, which does not comply with the price set by the Valuer General in August 1990. He suggests the lot be retained by Council pending improvement in the market or as an alternative for possible use in part settlement of the compensation claim.

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

- 1 does not accept the tender of \$38,100 made by Mr Steve Karapetcoff for Lot 51 Giralt Road, Marangaroo;
- 2 authorises the refund of the ten percent deposit paid by him.
CARRIED

G30312 REQUEST FOR GRANT OF LAND, NORTHERN SUBURBS SHELTER - [940-4]

CITY PLANNER'S REPORT G30312

The Northern Suburbs Animal Shelter is seeking a grant of land from Council for the purpose of sheltering and training stray cats and dogs, in order to rehabilitate these strays for placement with selected new owners.

The City Planner reports that the group, which held its inaugural meeting in January does not appear to be an incorporated body and the grant of 2.0 hectares of land would enable the preparation of a submission to the Lotteries Commission for grant funds.

He outlines Council's landholdings in the general Wangara area and concludes that, as the group has not yet established itself as a viable or perpetual body that is capable of holding land in its own right, Council should not support the request.

RECOMMENDATION

That Council advises the Northern Suburbs Animal Shelter that it is unable to assist with the grant or allocation of any land within its district.

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

- 1 consideration of a grant of land for the Northern Suburbs Animal Shelter be deferred;
- 2 a report be submitted to Community Services Committee on the application for a grant of land for the Northern Suburbs Animal Shelter. **CARRIED**

G30313 CONSERVATION AND ENVIRONMENT GRANT FOR COMMUNITY PROJECTS - [003-1]

CITY PLANNER'S REPORT G30313

In February (Item G20257), Council resolved that a report be submitted to Finance and Administrative Resources Committee on the feasibility of establishing a scheme whereby funds can be provided to community groups which undertake projects of a conservation or environmental preservation nature.

The City Planner gives details of a similar scheme currently operated by the Shire of Kalamunda whereby grants of up to \$250 can be made available to groups or individuals for projects which contribute to raising wider community awareness of environmental issues.

The City Planner reports that there are not many disadvantages in a scheme like this. The scope of the grants scheme is local and the projects small scale to encourage and facilitate local thinking and local awareness.

MOVED Cr Carstairs, **SECONDED** Cr Johnson that Council lists for consideration in the draft 1992/93 Budget funds of \$10,000 to establish a Community Environmental Grant Scheme. **CARRIED**

G30314 MONTHLY REPORT FOR FEBRUARY 1992 - WANNEROO WATER WORLD - [680-1]

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT G30314

The City Recreation and Cultural Services Manager gives details of the financial aspects of operations at Wanneroo Water World during the month of February 1992.

MOVED Cr Carstairs, **SECONDED** Cr Johnson that CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT G30314 be received. **CARRIED**

G30315 **MONTHLY REPORT FOR FEBRUARY 1992 - AQUAMOTION - [690-1]**

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT G30315

The City Recreation and Cultural Services Manager gives details of the financial aspects of operations at Aquamotion during the month of February 1992.

MOVED Cr Carstairs, **SECONDED** Cr Johnson that CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT G30315 be received. **CARRIED**

G30316 **COMMUNITY SPORTING AND RECREATION FACILITIES FUND - [011-3]**

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT G30316

The City Recreation and Cultural Services Manager reports on the criteria imposed by the Ministry of Sport and Recreation for applications for grant funds from the Community Sporting and Recreation Facilities Fund.

He reminds Council that as the funding is for a 3 year period, with new applications not being sought until 1994, it is important that the priority listing for selected projects is well considered.

He submits a number of worthwhile projects for inclusion in the listing of applications for grant funding, with suggested priorities being based on need, safety, self help and the required amount of Council contribution.

The Deputy City Recreation and Cultural Services Manager gave a verbal report in support of the recommended priorities of this report and emphasised that the funding provided by the State Government was for a three-year period with new applications not sought until 1994.

He advised of an unsolicited application from Woodvale Wallabies Basketball Association seeking a grant of \$300,000 from Community Sporting and Recreation Facilities Fund to establish a facility close to Woodvale Senior High School

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

1 lists the applications for the Community Sporting and Recreation Facilities Fund in the following order of priority:

- 1 Training Ship Marmion
- 2 MacDonald Community Hall
- 3 Warwick Open Space Clubroom
- 4 Alexander Park Community Hall
- 5 Wanneroo Horse and Pony Club

- 6 Quinns Rocks Bowling Club
- 7 Wanneroo Districts Netball Association
- 8 Connolly Community Hall
- 9 WA Sporting Car Club
- 10 Wanneroo British Soccer Club
- 11 Skate Park
- 12 Sorrento Surf Lifesaving Club
- 13 Girrawheen/Koondoola Junior Football Club
- 14 Joondalup and Districts Rugby League (Inc)
- 15 Undercroft Bridge Club
- 16 Sorrento/Duncraig Recreation Centre Extensions;

2 forwards the applications to the Ministry of Sport and Recreation with the above priorities, for consideration.

CARRIED

G30317 FINANCIAL STATEMENTS FOR THE PERIOD 1 JULY 1991 TO 28 FEBRUARY 1992
- [002-3]

CITY TREASURER'S REPORT G30317

The City Treasurer submits financial statements for the period 1 July 1991 to 28 February 1992. He comments that, as with all business, the chill winds of recession are affecting Council's operation. The slow collection of rates and other debtors, the lower return from interest earnings and the drop off in numbers of persons using the recreation facilities, are all impacting on Council's 1991/92 Budget. The anticipated loss from the Permanent Building Society saga will also impact on the expected carried forward surplus at the end of June 1992.

Correction

The City Treasurer reported that on page 3, two figures had been incorrectly recorded.

The figure against "Loan Fund Amount Invested at 29/02/92" should read \$2,126,842.

This brings the corrected total invested at 29/02/92 to "\$46,374,249".

MOVED Cr Carstairs, **SECONDED** Cr Johnson that CITY TREASURER'S REPORT G30317, amended as above, be received.**CARRIED**

G30318 WARRANT OF PAYMENTS FOR THE PERIOD ENDING 28 FEBRUARY 1992 - [021-1]

CITY TREASURER'S REPORT G30318

The City Treasurer submits a Warrant of Payment for the period ending 28 February 1992, covering Voucher Nos 079588-080759 relating to Treasurer's Advance Account No 1, Voucher Nos 002660002668A relating to the Municipal Fund and various vouchers relating to Trust, Loan and Reserve Funds and funds relating to the Wangara Industrial Estate, and Town Planning Scheme Nos 5, 6 and 7A. The total sum expended was \$10,934,149.98.

Cr Carstairs declared an interest in this item and abstained from voting.

MOVED Cr Waters, **SECONDED** Cr Nosow that Council passes for payment the following vouchers, as presented in the Warrant of Payments to 28 February 1992, certified by the Acting Chairman of Finance and Administrative Resources Committee and City Treasurer, and totalling \$10,934,149.98:

<u>Funds</u>	<u>Vouchers</u>	<u>Amount - \$</u>
Advance Account No 1	079588-080759	4,255,666.26
Municipal	002660-002668A	5,192,348.26
Trust	011574-011685	835,935.72
Loan	000210 Only	7,624.42
Reserve	000402-000405	599,725.58
Wangara Ind Estate	000277 Only	3,442.50
TPS No 5	000090D Only	1.68
TPS No 6	000075D Only	1.68
TPS No 7A Stage 2	000378D Only	1.68
TPS No 7A Part B Stage 4	287588-287588B	39,402.20

		\$10,934,149.98

		CARRIED

Appendix XX refers

G30319 OUTSTANDING GENERAL DEBTORS - FEBRUARY 1992 - [020-0]

CITY TREASURER'S REPORT G30319

The City Treasurer reports on the outstanding general debtors at the end of February 1992. He makes comments on the action being taken with long outstanding accounts and recommends the write off of debts totalling \$1,105.10 which are considered to be irrecoverable.

Cr Freame declared an interest in this item and abstained from voting.

MOVED Cr Waters, **SECONDED** Cr Dammers that Council writes out of its General Debtors Ledger an amount of \$1,105.10 representing debts considered irrecoverable as detailed in Attachment B to Report G30319.

CARRIED

Appendix XXI refers

G30320 MAJOR CAPITAL PROJECTS - COST/BUDGET COMPARISON - [006-1]

CITY TREASURER'S REPORT G30320

The City Treasurer submits a comparison between committed expenditure and adopted budgets relating to major capital projects undertaken this financial year.

MOVED Cr Carstairs, **SECONDED** Cr Johnson that CITY TREASURER'S REPORT G30320 be received.

CARRIED

G30321 AUTHORISATION OF REALLOCATION OF FUNDS - [006-2]

CITY TREASURER'S REPORT G30321

The City Treasurer submits a schedule of requests for authorisation to reallocate funds within the adopted 1991/92 Budget. This schedule includes items identified during the March round of Committee meetings and results in a budget deficit of \$202,869.

MOVED Cr Edwardes, **SECONDED** Cr Carstairs that, in accordance with the provisions of Section 547(12) of the Local Government Act, Council authorises, amendments to the adopted 1991/92 Budget as detailed in the Schedule of Budget Reallocation Requests - March 1992 - Attachment A to Report G30321 and Addendum attached hereto.

**CARRIED BY AN
ABSOLUTE MAJORITY**

Appendix XXII refers

CITY TREASURER'S REPORT G30322

In October 1991 (Item F51001), Council resolved that a financial strategy be prepared, aimed at providing an efficient and effective financial management service for the residents of the City of Wanneroo.

The City Treasurer sets out such a strategy and reports that Forward Planning must form an integral part of Council's Financial Strategy. Forward estimates provide an accurate guide for the development of budgetary strategy; they serve as a base against which budget decisions can be taken and against which Council's fiscal performance can be assessed.

In previous years Council's Forward Plan as contained in the Annual Budget's Supporting Documentation volume, has been basically a "wish list" of capital works with ball park time scales. The 1991/92 Forward Plan lists 415 projects over a five year period with an estimated cost of almost \$65 million. Little regard is given to the funding source of the capital cost, the ongoing maintenance costs or any subsequent infrastructure costs. Furthermore, the future cost of providing, operating and maintaining Council's existing services and facilities has not been addressed. Obviously this does not provide the basis for financial projections or the formulation of financial strategies.

A fundamental aim of all budget processes is to limit uncertainties and ensure that decisions are well informed and represent Councillor's best judgements of their priorities. In order to achieve this it is appropriate that the budget and forward planning processes be addressed simultaneously. This will encourage a medium-term view of the outlays side of the budget by allowing the effects of Council's budget decisions to be placed in the context of total outlays in prospect over the forward years. Also, the integration of forward estimates into the budget process will assist Council and officers to avoid expenditure blow-outs by considering the future implications of every decision.

It is recognised that future estimates will not include any provision for new policies but rather serve to provide both Council and ratepayers with information on the level and composition of outlays that will apply in the absence of policy changes. The benefit is that the impact of policy changes will be more readily apparent than with no forward plan.

MOVED Cr Carstairs, **SECONDED** Cr Johnson that CITY TREASURER'S REPORT G30322 be received.

CARRIED

G30323 1992/93 BORROWING PROGRAMME - [015-0]

CITY TREASURER'S REPORT G30323

Section 601 of the Local Government Act requires Councils to submit to the State Treasury by 13 April 1992, an estimate of 1992/93 borrowings.

The City Treasurer reports that over the last few years the Australian Loan Council has placed an overall limit on the level of the new money borrowings from all sources by semi Government and Local Government authorities. This limit extended not only to debenture loans but also changes in overdraft limits.

In 1987/88 Council made a commitment to reduce loan borrowings by \$200,000 per annum. Since that date Council has progressively reduced its loan borrowings:-

1984/85	\$3,900,000
1985/86	\$2,500,000
1986/87	\$2,565,000
1987/88	\$2,000,000
1988/89	\$1,800,000
1989/90	\$ 600,000
1990/91	\$1,400,000
1991/92	\$1,200,000

At this early stage, however Council is not in a position to accurately predict what portion of its 1992/93 capital works programme can be funded direct from its own resources and hence assess how much is required to be funded by way of borrowings. Consequently it would appear wise, at this point to advise State Treasury that it requires \$1,000,000 loan funds in 1992/93. Prior to budget adoption a more accurate assessment of Council's needs will be undertaken with a view to restricting Council's reliance on borrowed funds.

MOVED Cr Carstairs, **SECONDED** Cr Johnson that Council advises the State Treasury that its 1992/93 anticipated borrowing programme is:

Anticipated Loan Borrowings \$1,000,000
Loan Conversions \$1,063,632

CARRIED

G30324 **DELINEATION OF BOUNDARIES FOR THE 1992/93 RATING YEAR - [018-21]**

CITY TREASURER'S REPORT G30324

The City Treasurer reports that Council's split valuation system for rating purposes and the continued subdivision of broadhectare properties requires that the gross rental/unimproved valuation boundaries be delineated on an annual basis. In accordance with the provisions of Section 533 of the Local Government Act, Governor's approval is required for this boundary delineation.

The City Treasurer gives details of the Act and the effects of the boundary delineations on three areas - Urban Zoned broadhectare properties, Light Industrial zoned broadhectare properties and Special rural zoned properties.

MOVED Cr Carstairs, **SECONDED** Cr Johnson that, in accordance with the provisions of Section 533(17) of the Local Government Act, Council seeks Governor's approval to realign the valuation boundaries for the urban and light industrial zoned broadhectares and special rural zoned properties for 1992/93 rating purposes, as outlined in the plan laid on the table. **CARRIED**

G30325 **STAFF AND OUTSIDE WORKERS' OVERTIME - FEBRUARY 1992 - [404-10]**

CITY TREASURER'S REPORT G30325

The City Treasurer reports on staff overtime for the month of February 1992, together with details of the outside workers' overtime for the same period.

Details are shown on a Programme and Location basis and include comparative summaries showing monthly and cumulative totals for the same period last year.

MOVED Cr Carstairs, **SECONDED** Cr Johnson that CITY TREASURER'S REPORT G30325 be received. **CARRIED**

G30326 **PERMANENT BUILDING SOCIETY (IN LIQUIDATION) - UPDATE - [005-2-4]**

CITY TREASURER'S REPORT G30326

The City Treasurer provides an updated report on the proceedings of the Permanent Building Society (in liquidation).

He reports that an interim dividend of 61 cents has been paid on investments held at 19 December 1991. It is anticipated that a further dividend of between 10 and 20 cents will be paid in 6 to 18 months.

MOVED Cr Carstairs, **SECONDED** Cr Johnson that Council ratifies the actions of the Town Clerk and City Treasurer in expending \$2,613 on legal fees for advice concerning the liquidation of Permanent Building Society.
CARRIED

G30327 URBAN FARMLAND APPLICATION - [270/72/51]

CITY TREASURER'S REPORT G30327

Section 533A of the Local Government Act requires Council, within 60 days of receipt of an application, to assess the validity for the lot to be classified as "farmland" for the purpose of striking and urban farmland rate.

The City Treasurer gives details of one application which has been assessed in accordance with the requirements of the Act.

MOVED Cr Carstairs, **SECONDED** Cr Johnson that, in accordance with the provisions of Section 533A of the Local Government Act, Council declares Lot 72 (51) Nicholas Road, Wanneroo as "farmland" for the purpose of urban farmland rating effective from 1 July 1992.

CARRIED

G30328 RATES AND CHARGES (REBATES AND DEFERMENTS) BILL - [018-10]

CITY TREASURER'S REPORT G30328

The City Treasurer reports on major changes being formulated to the legislation governing pensioner charges. The Rates and Charges (Rebates and Deferrals) Bill is now in its fourth draft and it is anticipated it will be introduced into Parliament this month.

He outlines the changes, which relate to registration of pensioners, proportionate rebates, disallowance of partial deferrals and the status of occupants and owners.

He reports that Council's computer software will require modification to reflect the changes and training will be undertaken of rates staff to ensure full understanding of the new legislation.

MOVED Cr Carstairs, **SECONDED** Cr Johnson that CITY TREASURER'S REPORT G30328 be received.

CARRIED

G30329 OPTIONS FOR RATE PAYMENTS IN ADVANCE - [002-3]

CITY TREASURER'S REPORT G30329

In February (Item G30219), Council resolved that a report be submitted to Finance and Administrative Resources Committee on options available to enable ratepayers to pay rates in advance via regular small payments.

The City Treasurer reports that at present a similar programme is operating for Council employees whereby a set amount is deducted from each pay to be held in Trust for payment against the following year's rates. However, if such a service was extended to ratepayers, the operating costs and time to process each individual payment would be quite considerable if utilised by each of the 62500+ rate assessments.

The City Treasurer suggests that regular small payments towards the rates could be made into an interest bearing bank account, opened and operated by the resident exclusive of any Council involvement.

MOVED Cr Carstairs, **SECONDED** Cr Johnson that CITY TREASURER'S REPORT G30329 be received.
CARRIED

G30330 **REVIEW OF RATING - SPORTING ASSOCIATIONS - [645-0]**

CITY TREASURER'S REPORT G30330

The City Treasurer reports on the many property leases which Council currently has with sporting, commercial and welfare organisations. In common with all commercial leases, they specifically provide for the lessee to pay rates, taxes and other outgoings. In the past, through oversight, the lease provision relevant to the payment of rates and taxes has not been invoked and local government rates have not been levied.

The City Treasurer sets out the options available within the Local Government Act, whereby Council may exempt sporting clubs from payment of rates, although this could result in a further financial burden on existing ratepayers.

MOVED Cr Carstairs, **SECONDED** Cr Johnson that CITY TREASURER'S REPORT G30330 be received.
CARRIED

G30330A **REVIEW OF RATING - SPORTING ASSOCIATIONS - [645-0]**

CITY TREASURER'S REPORT G30330

MOVED Cr Carstairs, **SECONDED** Cr Johnson that a report be submitted to Finance and Administrative Resources Committee on the feasibility and ramifications of exempting the sporting clubs listed on Attachment A to Report G30330 from the payment of municipal rates.
CARRIED

Appendix XXIII refers

G30331 **CASH FLOAT - KIOSK AQUAMOTION - [690-5]**

CITY TREASURER'S REPORT G30331

The City Treasurer reports on a request for a cash float of \$30.00 to be provided to the kiosk at Aquamotion, which is currently being operated by Pool staff. Adequate audit controls will be implemented to ensure correct recording and security of the petty cash float.

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

- 1 advances a \$30 cash float to the Kiosk at Aquamotion;
- 2 ensures the cash float is operated in accordance with the provisions of the Local Government Accounting Directions of 1985.

CARRIED

G30332 WITHDRAWAL OF COPPER COINS - [280-3]

CITY TREASURER'S REPORT G30332

The City Treasurer reports that effective from 1 February 1992, one and two cent coins ceased to be circulated by the Reserve Bank, which will eventually lead to their withdrawal from circulation. Several options are available for Council to accommodate the payment of accounts by cash where the payment is not divisible by five cents. The rounding process suggested will only apply to cash payments and not to payments by cheque, credit card or money order.

MOVED Cr Carstairs, **SECONDED** Cr Johnson that Council rounds all payments made by cash to the nearest five cent increment (ie 1, 2, 6 and 7 cents will be rounded down and 3, 4, 8 and 9 cents will be rounded up).

CARRIED

G30333 DONATIONS - [009-1]

CITY TREASURER'S REPORT G30333

The City Treasurer gives details of three requests for financial assistance from Council from Mr D Pugh (Under 20 National Athletic Titles), Ocean Reef Senior High School (Kanga Cup International Soccer Competition) and Joondalup TAFE (Annual Award Night).

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

1 makes the following non-statutory donations from Account 29470 - Donations Recreation Control:

\$ 50	Mr Duncan Pugh
\$300	Ocean Reef Senior High School (Soccer Team);

2 donates \$75 to the North Metropolitan College - Joondalup Campus from Account 21962 - Donations Miscellaneous - Education - Other.

CARRIED

G30334 DONATION - ENVIRONMENTAL AND ENERGY AWARENESS VIDEO - GLENGARRY PRIMARY SCHOOL - [009-1, 508-4]

CITY TREASURER'S REPORT G30334

The City Treasurer reports on a request from the Film and Television Institute (WA) Inc for financial assistance from Council towards the compilation of a 10 minute video promoting the implementation of an environmental education programme similar to that modelled by Glengarry Primary School.

RECOMMENDATION

That Council does not provide funding to the Film and TV Institute for the production of a video on the implementation of an environmental education programme.

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

- 1 consideration of the request for financial assistance from the Film and TV Institute, towards the production of a video on the implementation of an environmental education programme, be deferred;
- 2 Council invites a delegation from the Film and TV Institute to address the Finance and Administrative Resources Committee on the value of the proposed video.

CARRIED

G30335 **DONATION - WHEELCHAIR SPORTS WA ASSOCIATION INC - [009-1]**

CITY TREASURER'S REPORT G30335

The Wheelchair Sports WA Association Inc is seeking financial assistance from Council towards the participation of twenty-one West Australian athletes in the 17th National Wheelchair Games in Adelaide in April 1992. Six of these chosen athletes reside in the City of Wanneroo.

MOVED Cr Carstairs, **SECONDED** Cr Johnson that Council donates \$500 to Wheelchair Sports WA Association Inc to assist in offsetting costs to participate in the 17th National Wheelchair Games to be held in Adelaide, with funds being drawn from Account 29470 - Donations Recreation Control.

CARRIED

G30336 **BUILDING LICENCE - 1992 ROCKY BAY CHARITY HOME - [2795/136/3]**

CITY TREASURER'S REPORT G30336

The City Treasurer reports that the Rocky Bay Charity Home (1992) is seeking a refund of the building licence fees applied to the 1992 Charity Home at Lot 136 (3) Mascot Court, Hillarys. Council's past practice has been to make a non-statutory donation equivalent to the licence fee involved.

MOVED Cr Carstairs, **SECONDED** Cr Johnson that Council refunds the building licence fees totalling \$600 to Rocky Bay Charity Home 1992, with funds being drawn from Account 26066 - Other Aged and Disabled Services - Sundry Donations.

CARRIED

G30337 **WANNEROO TOURISM COUNCIL INC - 1992/93 FUNDING SUBMISSION - [320-2]**

CITY TREASURER'S REPORT G30337

Council resolved in December 1991 (Item F31228) to make a donation of \$15,556 to Wanneroo Tourism Council Inc and to seek advice from the Council on progress made in attaining its goal of total self-sufficiency in 1993.

The City Treasurer reports on a funding submission for 1992/93 which has been presented to Council together with actions taken by the Tourism Council aimed at improving both membership and financial self-sufficiency.

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

- 1 consideration of the Wanneroo Tourism Council Inc submission for a subsidy from Council of \$49,900 for the 1992/93 financial year be deferred;
- 2 a report be submitted to Finance and Administrative Resources Committee, following discussions with the Tourism Council, on a commitment from that organisation to be self-sufficient within a three year period. **CARRIED**

G30338 **JOONDALUP CITY CENTRE - CIVIC AND CULTURAL FACILITIES PROJECT - 730-8-4]**

The City Building Surveyor reports that expressions of interest have been sought by the joint Project Managers for appointment of a Cultural Adviser in respect of the Civic and Cultural Facilities Study for the Joondalup City Centre.

He gives details of the three submissions made and suggests that as the interview process planned does not coincide with the March Council meeting, and it is important that the successful consultant commences work as soon as possible, Council delegates authority to appoint a Cultural Adviser.

MOVED Cr Carstairs, **SECONDED** Cr Johnson that Council authorises the Mayor and Town Clerk to accept and appoint the Cultural Adviser for the Joondalup Civic and Cultural Facilities Project.

CARRIED

G30339 **INFRASTRUCTURE INFORMATION EXCHANGE PROGRAMME/IMM CONFERENCE - [309-3]**

The Town Clerk gives details of an Infrastructure Information Exchange Programme to be held at the National Convention Centre, Canberra on 20 and 21 May 1992. The City of Wanneroo has been invited to participate in the programme with 35 other major growth municipalities around Australia.

He considers it imperative that Council takes advantage of the opportunities offered by this programme, given Council's commitment to the improvement of infrastructure planning processes.

He reminds Council of its twelve month moratorium on all interstate and overseas conferences and advises that the time period expires in May 1992.

RECOMMENDATION

That Council:

- 1 authorises the attendance of the Mayor, Town Clerk and City Building Surveyor at the proposed Infrastructure Information Exchange Programme to be held from 20-21 May 1992 at the National Convention Centre, Canberra;
- 2 in accordance with the provisions of Section 547(12) of the Local Government Act, authorises payment of registration fees, airfares, accommodation and incidental expenses for the Mayor, Town Clerk and City Building Surveyor, to attend this function.

AMENDMENT MOVED Cr Nosow, **SECONDED** Cr Moloney that one additional Councillor be authorised to attend the proposed Infrastructure Information Exchange

Programme to be held from 20-21 May 1992 at the National Convention Centre, Canberra. **LOST**

A Division was called, with the following result:

In Favour of the MOTION: Crs Nosow, Moloney

Against the MOTION: Crs Marwick Major, Waters, Davies, Dammers, Carstairs, Edwardes, Smith, Freame, Rundle, Johnson.

The Mayor declared the MOTION **LOST BY DIVISION**

AMENDMENT MOVED Cr Edwardes, **SECONDED** Cr Rundle that the City Treasurer be authorised to attend the Infrastructure Information Exchange Programme.

CARRIED

The AMENDMENT thus became the SUBSTANTIVE MOTION, viz:

"That Council:

1 authorises the attendance of the Mayor, Town Clerk, City Treasurer and City Building Surveyor at the proposed Infrastructure Information Exchange Programme to be held from 20-21 May 1992 at the National Convention Centre, Canberra;

2 in accordance with the provisions of Section 547(12) of the Local Government Act, authorises payment of registration fees, airfares, accommodation and incidental expenses for the Mayor, Town Clerk, City Treasurer and City Building Surveyor, to attend this function".

was PUT and

**CARRIED BY AN
ABSOLUTE MAJORITY**

A Division was called, with the following result:

In Favour of the MOTION: Crs Edwardes, Rundle, Marwick, Major, Waters, Carstairs, Moloney, Smith, Freame, Johnson.

Against the MOTION: Crs Davies, Dammers, Nosow.

The Mayor declared the MOTION **CARRIED BY**

DIVISION

G30340 FUNDS FOR SENIORS' INTERESTS : COMMUNITY GROUPS FOR SENIORS - [870-1]

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

- 1 submits an application for funds of \$1,000 from the Community Groups for Seniors on behalf of the Tuesday Scrabble Group for the acquisition of board games;
- 2 undertakes the administration of the funds applied for by the Tuesday Scrabble Group.**CARRIED**

WANNEROO JUNIOR MOTORCROSS - [465-2]

Cr Major sought a progress report on a request from Wanneroo Junior Motorcross to lease part of Reserve 5598 Pinjar as a training area for its members.

The Town Clerk advised that he would provide this information to the Councillor.

G30341 MARMION ANGLING AND AQUATIC CLUB - [313-6]

Cr Freame requested a report on the municipal rates applied to Marmion Angling and Aquatic Club with particular reference to the carpark to the north of the clubrooms which is used as a public carpark on weekdays.

MOVED Cr Carstairs, **SECONDED** Cr Johnson that a report be submitted to Finance and Administrative Resources Committee on the municipal rates applied to Marmion Angling and Aquatic Club with particular attention being paid to the carpark to the north of the Clubrooms which is used by the public on weekdays.
CARRIED

G30342 RESIGNATION OF MRS M THURSTON, COMMITTEE CLERK - [PERSONAL]

The Chairman requested that a vote of thanks be recorded in recognition of Maureen Thurston's work and dedication as Committee Clerk.

MOVED Cr Carstairs, **SECONDED** Cr Johnson that in recognition of the special circumstances relating to the position, Council purchases an appropriate gift to the value of \$500 on the occasion of the resignation of Maureen Thurston, Committee Clerk.**CARRIED**

Cr Davies left the Chamber at this point, the time being 9.38 pm.

G30343 REPLACEMENT OF PLAYGROUND EQUIPMENT - HILLARYS PARK - [061-168]

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

- 1 purchases playground equipment in Hillarys Park to the value of \$11,190 with funds being drawn from Allocation 31201 - South-West Ward funds;
- 2 in accordance with the provisions of Section 547(12) of the Local Government Act, authorises amendments to the adopted 1991/92 Budget to reflect these purchases.

**CARRIED BY AN
ABSOLUTE MAJORITY**

G30344 SOUTH-WEST WARD PROJECTS - [702-3, 006-2]

MOVED Cr Freame, SECONDED Cr Johnson that Council:

- 1 purchases furniture for the Sorrento Surf Lifesaving Club at an estimated cost of \$5,000 with funds being drawn from Allocation 31201 - South-West Ward funds;
- 2 purchases toys to the value of \$200 for the Whitford Recreation Association creche with funds being drawn from Allocation 31201 - South-West Ward funds;
- 3 relocates a fence and repairs turf to the value of \$850 at Sorrento/Duncraig Playgroup Association with funds being drawn from Allocation 31201 - South West Ward funds;
- 4 in accordance with the provisions of Section 547(12) of the Local Government Act, authorises, amendments to the adopted 1991/92 Budget to reflect these purchases.

**CARRIED BY AN
ABSOLUTE MAJORITY**

PUBLIC RELATIONS

MOVED Cr Johnson, SECONDED Cr Freame that the Report of the Public Relations Occasional Committee Meeting held on Tuesday, 17 March 1992, be received.

CARRIED

ATTENDANCES

Councillors:	R F JOHNSON - Chairman	South-West Ward
	W H MARWICK - Mayor	Central Ward
	H M WATERS - to 7.40 pm	North Ward
	P NOSOW - deputising for Cr Smith	South Ward
	A V DAMMERS - from 5.35 pm	Central Ward
	A M CARSTAIRS - Observer	Central Ward
	F D FREAME - Observer, from 6.35 pm	South-West Ward

Town Clerk:	R F COFFEY
Deputy Town Clerk:	A ROBSON
Public Relations Officer:	A DAVIDSON
Committee Clerk:	M THURSTON

APOLOGY

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

The Chairman declared the meeting open at 5.34 pm.

CONFIRMATION OF MINUTES

The Minutes of the Public Relations Occasional Committee Meeting, held on Thursday, 14 November 1991, were confirmed as a true and correct record.

DECLARATIONS OF PECUNIARY INTEREST

Nil.

MEETING TIMES

Commenced:	5.34 pm
Closed:	7.47 pm

G70303 LOCAL GOVERNMENT WEEK - SCHOOL CITIZENSHIP AWARDS - [312-2]

PUBLIC RELATIONS OFFICER'S REPORT G70303

The Public Relations Officer reports on a request from the Western Australian Municipal Association for all Councils to play an active role in Local Government Week.

She gives details of a proposal whereby Council would host a Student Citizenship Award Ceremony at Ocean Ridge Community Centre and present "Citizenship Awards" to students from local participating schools. A supply of student citizenship medallions is on hand and these could be engraved for presentation at the ceremony on 5 August 1992.

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

- 1 hosts a Student Citizenship Function at Ocean Ridge Community Centre on Wednesday, 5 August 1992;
- 2 invites all local schools to be represented as part of Council's celebration of Local Government Week. **CARRIED**

G70304 CITY OF WANNEROO TEE SHIRTS FOR COUNCILLORS - [702-3]

PUBLIC RELATIONS OFFICER'S REPORT G70304

Council resolved in December 1991 (Item F31237) that a report be submitted to Public Relations Occasional Committee giving details of a standard white polo shirt for use by Councillors and Senior Officers, such report to include details of cost, estimated usage and proposed stock levels.

The Public Relations Officer reports that shirts are normally designed to commemorate various sporting events or centres, eg opening of Marangaroo Public Golf Course, Aquamotion, Warwick Leisure Centre.

Costs have been obtained for manufacture of 50 shirts with a woven pocket badge and printed colour.

The Public Relations Officer displayed several options for the polo shirt, incorporating different pocket ornaments and striping arrangements for collar and sleeves. The selected design will include the City of Wanneroo logo, in full colour on the pocket, no stripes on the collar and a green and red stripe on the sleeve opposite to the pocket.

MOVED Cr Johnson, **SECONDED** Cr Freame that Council purchases 50 polo shirts for use by Councillors, Junior Councillors and Department Heads, at a cost of \$22.50 each with artwork costing \$180, with funds being drawn from Allocation 20052307 - Councillors Jackets/Briefcases. **CARRIED**

G70305 NEW RESIDENTS' KIT - [704-4]

PUBLIC RELATIONS OFFICER'S REPORT G70305

The Public Relations Officer reports on the production of a "New Residents' Kit" which will be provided to each new resident to explain Council's services. Council currently provides a plastic bag enclosing a Wanneroo Information Directory, tip passes and a notice of welcome to each of the 4,000+ new residents each year. This is provided inside the mobile refuse disposal bin and delivered to each new residence.

She reports on a folder containing loose leaf information, which can easily be replaced should it become outdated. The Shire of Kalamunda produces an easy reference kit in folder form which has colour coded sections as well as height graduation pages for quick and easy reference.

The Joondalup Development Corporation has indicated interest in participation of such a project and may be prepared to subsidise costs on a 50:50 basis, subject to concept, content and costs being approved by both Council and JDC.

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

- 1 produces 4,000 sets of a "Welcome to Wanneroo" Kit comprising a folder, Council's Information Directory and loose information leaflets, with costs of \$7,000 being drawn from Allocation 20048 - Members Brochures - Printing;
- 2 approaches the Joondalup Development Corporation seeking interest and financial commitment in producing 6,000 kits.

CARRIED

G70306 CITY OF WANNEROO PRESENTATION FOLDERS - [704-4]

PUBLIC RELATIONS OFFICER'S REPORT G70306

Advanced Marketing Media have approached Council with a proposal to produce cardboard folders, at no charge, for the City of Wanneroo. AMM proposes to sell advertising space within the folder to offset production costs. The advertisers benefit from having their products or services publicised whenever officers use these folders for VIP's, official meetings, building plans, etc.

The Public Relations Officer outlines the costs associated with production of the current black glossy, gold embossed folders and recommends that alternative designs aimed at creating special interest for overseas visitors, could be included in the folder.

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

- 1 Council does not accept the proposal from Advanced Marketing Media to produce cardboard folders;

2 a report be submitted to Public Relations Occasional Committee on the production of a folder for use by officers in distribution information about the City of Wanneroo.

CARRIED

G70307 PRODUCTION OF A CITY OF WANNEROO COMMERCIAL AND INDUSTRIAL ATTRIBUTES VIDEO - [705-6]

PUBLIC RELATIONS OFFICER'S REPORT G70307

The Public Relations Officer reports on a quality promotional video produced by Don Rowe Productions, on behalf of the Shire of Swan and the Swan Chamber of Commerce, jointly funded by both parties. A copy of this video was obtained recently for viewing by interested Councillors and officers.

She suggests that a similar type of promotional video be professionally produced to promote commercial, industrial and business potential and attributes within the City of Wanneroo. Funds for production of such a video may be sought from the Wanneroo Chamber of Commerce and Joondalup Development Corporation.

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

1 consideration of production of a promotional municipal video be deferred;

2 a report be submitted to Public Relations Occasional Committee giving details of:

(a) current promotional videos already produced by Joondalup Development Corporation and Yanchep Sun City;

(b) the proposed distribution of a promotional municipal video by the Wanneroo Chamber of Commerce.

CARRIED

G70308 THE SUNSET COAST - [765-1]

PUBLIC RELATIONS OFFICER'S REPORT G70308

The Sunset Coast Association has advised Council of its establishment as a body to market the tourist, residential and development attractions of the coastline from Cottesloe Beach in the south to Alkimos in the North.

Members of the Association include Sorrento Quay, Underwater World, Mindarie Keys Resort and Japan Pacific Australia Ltd, and the Association urges Council to embrace the concept of the Sunset Coast and to adopt the brand and image within its area of community and council activities.

MOVED Cr Johnson, **SECONDED** Cr Freame that PUBLIC RELATIONS OFFICER'S REPORT G70308 be received.**CARRIED**

G70309 CIVIC DINNER - [703-1-6]

PUBLIC RELATIONS OFFICER'S REPORT G70309

The Public Relations Officer reports on the recent Civic Charity Dinner Dance held on 14 February 1992 at Observation City.

She gives details of funds raised and suggestions from the Co-ordinator Welfare Services on equipment to be purchased and loaned to six families which contain Children with Disabilities.

The Public Relations Officer suggests that a submission be made to the Lotteries Commission for matching funds to be obtained.

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

- 1 submits an application on a dollar for dollar basis to the Lotteries Commission to match funds raised by the Civic Charity Dinner, to purchase additional equipment;
- 2 ensures that all equipment purchased for children with disabilities from the Trust Fund proceeds, as well as any proceeds obtained from the Lotteries Commission, is registered and loaned to 'clients', whilst still remaining the property of the City of Wanneroo;
- 3 a report be submitted to Community Services Committee on proposals for purchase of suitable equipment and implementation of a register system for recording loans, etc.

CARRIED

PROVISION OF PRESENTATION ITEMS : MR E CRISAFULLI - [704-4]

Cr Dammers asked whether Council would consider providing a few presentation items for Mr Ned Crisafulli to present to local government dignitaries in Hong Kong and Singapore during his forthcoming visit to those areas, as a representative of the Wanneroo Rotary Club.

The Town Clerk advised that a number of City of Wanneroo items would be provided to Mr Crisafulli for presentation purposes.

G70310 DONATION OF CITY OF WANNEROO FLAG - WANNEROO AMATEUR FOOTBALL CLUB - [404-4]

Cr Carstairs asked whether Council would consider making a donation of a City of Wanneroo flag to Wanneroo Amateur Football Club for presentation at the opening of the Clubroom extensions on 11 April 1992. The flag would then be flown at the Wanneroo Showgrounds on behalf of the City of Wanneroo.

MOVED Cr Johnson, **SECONDED** Cr Freame that Council donates a City of Wanneroo flag to the Wanneroo Amateur Football Club, to fly outside the clubrooms on Wanneroo Showgrounds. **CARRIED**

G90320 REPORT OF THE TOWN CLERK

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

G90321 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: Department for Community Services Funding Agreement
Parties: City of Wanneroo and Department for Community Services
Description: Not applicable

Document: Development Agreement
Parties: Vallania Pty Ltd and City of Wanneroo
Description: Lot 1 Joondalup Drive, Edgewater

Document: Restrictive Covenant
Parties: Citypride Holdings and City of Wanneroo
Land Description: Lot 9 Woodvale Commercial Complex, Whitfords Avenue

Document: Deed of Covenant
Parties: Jayshore Pty Ltd, Amalgamated Food & Poultry Pty Ltd and City of Wanneroo
Land Description: Woodvale Commercial Complex, Whitfords Avenue

The Town Clerk requested the inclusion of the following items in the Schedule of Documents requiring the Common Seal:

Document: Drainage Easements
Parties: Minister for Lands and City of Wanneroo
Land Description: Swan Locations 11469, 11445, 11410 and 11449

Document: Deed relating to ceding and construction of roads and pedestrian underpasses
Parties: City of Wanneroo, Roman Catholic Archbishop of Perth and Davidson Group
Land Description: Lot M1722 Marmion Avenue, Currambine

MOVED Cr Freame, **SECONDED** Cr Rundle that Council authorises the affixation of the Common Seal to, and endorses the signing of, the documents listed above.

CARRIED

G90322 LEAVE OF ABSENCE - CR DAVIES - [702-3]

Cr Davies has requested leave of absence from Council business during the period 29 March to 14 April 1992 inclusive.

MOVED Cr Edwardes, **SECONDED** Cr Freame that the leave requested by Cr Davies be granted.
CARRIED

Revised plans have been received from Mr M Tullett for an office/workshop development on Lot 7 (9) Villanova Street, Wanneroo

The revised plans stem from Mr Tullett's non-compliance with his development approval for the workshop/office dated 21 June 1990 and his subsequent approval for a semi enclosed wash-down area on 3 October 1991.

Mr Tullett is now operating from the building and as it is thus being occupied illegally, I request urgent consideration of this matter at the March Council meeting.

The development constructed does not comply with the development approvals in a number of areas:

- 1 no provision of a bin store;
- 2 no provision of a 3.0 metre landscaping strip;
- 3 part enclosure of the semi enclosed wash-down area, thus for all intents and purposes creating a "defacto" extension with a requirement for an additional three car parking bays;
- 4 gate and driveway located against side boundary;
- 5 no provision of shade trees within car parking area.

Non compliance with the development approvals contravenes both Council's Policy for development in Service Industrial Zones and Council's "Statement of Intent for the Calabrese Triangle" (B21040) of which the subject lot forms part.

Mr Tullett has submitted a revised plan to accommodate the problems. However, the plan only satisfies Points 1 and 4 and partly satisfies Point 2. Furthermore only five car parking bays are provided. This, if the "defacto" extension is included, leads to a shortfall of six bays.

In support of the revised plan, Mr Tullett submits the following comments:

- 1 He and his wife are the only staff and the bays attached to the dwelling, where they reside, are sufficient to cover the needs of their car parking.
- 2 In the previous location of the business, four customer bays and three workshop bays were provided which were sufficient. The new premises offer five customer bays and five workshop bays.
- 3 the premises are to be used for work on 4-wheel drive vehicles and as such shade trees within the car parking area are impractical.
- 4 shade trees are well provided on the lot and more are proposed;

5 the wash-down area will remain as such and will not be fully enclosed.

In assessing the revised plans Council is reminded that in this locality Council adopted the "Statement of Intent - Calabrese Triangle" to ensure that:

- "2. new development is to be in a manner that it is complementary to existing development in terms of scale, design and appearance;
3. no development will be permitted that has a detrimental effect upon the amenity of existing occupied dwellings;"

In this instance it is considered that the revised plan goes some way to achieving the aim of the Statement and of conforming with Council's Policy for development in Service Industrial zones. However, there is the capability of providing additional landscaping within the 3.0 metre front setback and of providing an additional car parking bay within the sealed area.

With regard to car parking, under Clause 9.1 of Council's Town Planning Scheme No 1 and Clause 5.2 of Council's Cash-in-lieu of Car Parking Policy, Council can approve a reduction in car parking without the payment of cash-in-lieu in the case of purpose built developments involving a single occupancy where the parking demand can be estimated with a high degree of confidence. In this instance I am of the opinion that, as this is a family run business with the staff residing on site, and as the development complies with this situation, a relaxation can be entertained. However any approval should be appropriately conditional to ensure that should parking problems occur, that additional car parking or a cash-in-lieu payment be provided.

Similarly I am of the opinion that the washdown area is acceptable but should be appropriately conditioned to ensure it remains as such.

The revised plans have been assessed by Council's other departments and the Engineering Department has suggested that the bin store would be more appropriately located against the south-west corner of the building.

RECOMMENDATION:

THAT Council exercises its discretion under Clause 9.1 of Town Planning Scheme No 1 for a reduced number of car parking bays and approves the revised plan by Mr Mike Tullett for the development of a factory/office unit on Lot 7 (9) Villanova Street, Wanneroo subject to:

additional landscaping being provided in the front setback in accordance with the amendments shown on the approved revised plan;

2one additional car parking bay being provided in accordance with the amendment shown on the approved revised plan;

3bin store to be relocated in accordance with the amendment shown on the approved revised plan;

4Council approval must be obtained prior to the finalisation of any contract to lease, sell or occupy the development, to ensure that the proposed use is acceptable and the car parking provided is sufficient;

5no car parking being permitted in street or on verge;

6additional car bays or cash-in-lieu of car parking to be provided should it be considered necessary in the future to the satisfaction of the City Planner;

7 wash-down area to remain as such and not to be fully enclosed.

MOVED Cr Johnson, **SECONDED** Cr Carstairs that Council exercises its discretion under Clause 9.1 of Town Planning Scheme No 1 for a reduced number of car parking bays and approves the revised plan by Mr Mike Tullett for the development of a factory/office unit on Lot 7 (9) Villanova Street, Wanneroo subject to:

1 additional landscaping being provided in the front setback in accordance with the amendments shown on the approved revised plan;

2 one additional car parking bay being provided in accordance with the amendment shown on the approved revised plan;

3 bin store to be relocated in accordance with the amendment shown on the approved revised plan;

4 Council approval must be obtained prior to the finalisation of any contract to lease, sell or occupy the development, to ensure that the proposed use is acceptable and the car parking provided is sufficient;

5 no car parking being permitted in street or on verge;

6 additional car bays or cash-in-lieu of car parking to be provided should it be considered necessary in the future to the satisfaction of the City Planner;

7 wash-down area to remain as such and not to be fully enclosed.

CARRIED

G90324 REQUEST FOR TRANSCRIPTS - CR WATERS - [702-3]

Cr Waters has requested the following transcripts of Council Meeting proceedings:

1 Public Question Time - March 1990 Meeting;

2 Questions Without Notice - February 1992 Meeting.

MOVED Cr Waters, **SECONDED** Cr Johnson that, in accordance with adopted policy, the transcript requested by Cr Waters be provided.

CARRIED

MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

G90325 NOTICE OF MOTION - CR NOSOW - LICENSING OF MOBILE HAIRDRESSERS - [312-2]

Cr Nosow has given notice of the following motion, for consideration at the Ordinary Meeting of Council to be held on 25 March 1992:

"That Council rescinds its resolution G40214, viz:

That Council advises the Western Australian Municipal Association of its support for the licensing of mobile hairdressers, and requests that this service be provided by professional establishments."

Should this motion be successful, he will then move:

"That Council advises the Western Australian Municipal Association of its support for the licensing of mobile hairdressers."

Cr Davies entered the Chamber at point, the time being 9.55 pm.

MOVED Cr Nosow, **SECONDED** Cr Moloney that Council rescinds its resolution G40214, viz:

"That Council advises the Western Australian Municipal Association of its support for the licensing of mobile hairdressers, and requests that this service be provided by professional establishments." **LOST**

MOVED Cr Nosow, **SECONDED** Cr Dammers that consideration of Council support to the Western Australian Municipal Association for the licensing of mobile hairdressers, be deferred and referred back to Community Services Committee.

LOST

MOVED Cr Freame, **SECONDED** Cr Waters that Council reiterates its Resolution G40214 and advises the Western Australian Municipal Association of its support for the licensing of mobile hairdressers, and requests that this service be provided by professional establishments. **CARRIED**

Cr Dammers left the Chamber at this point, the time being 10.09 pm.

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

Nil.

NOTICE OF MOTIONS FOR CONSIDERATION BY AN APPROPRIATE COMMITTEE, WITHOUT DISCUSSION

Nil.

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 entered the Chamber at this point, the time being 10.15 pm.

CONFIDENTIAL BUSINESS

MOVED Cr Moloney, **SECONDED** Cr Carstairs that the Meeting be held behind closed doors. **CARRIED**

The members of the public and press left the Chamber at this point, the time being 10.30 pm.

G10308 TRAFFIC MANAGEMENT STUDY GROUP - SOUTH-WEST DUNCRAIG - [510-0-4]

RECOMMENDATION

That Council makes no amendment to the South West Duncraig Traffic Study Group membership in the light of:

- 1 confirmation from Marmion/Sorrento/Duncraig Progress and Ratepayers' Association that Mr John Hollywood is its appointed delegate on the Study Group;
- 2 Mrs T Stojanovic resuming her permanent residence within the area covered by the Study Group.

MOVED Cr Rundle, **SECONDED** Cr Nosow that Council removes Mr J Hollywood from membership of the South West Duncraig Traffic Study Group, as he does not reside within the Study area. **LOST**

MOVED Cr Dammers, **SECONDED** Cr Edwardes that Council makes no amendment to the South West Duncraig Traffic Study Group membership in the light of:

- 1 confirmation from Marmion/Sorrento/Duncraig Progress and Ratepayers' Association that Mr John Hollywood is its appointed delegate on the Study Group;
- 2 Mrs T Stojanovic resuming her permanent residence within the area covered by the Study Group. **CARRIED**

MOVED Cr Dammers, **SECONDED** Cr Moloney that the Meeting be held with open doors. **CARRIED**

DATE OF NEXT MEETING

The next Ordinary Meeting of Council has been scheduled for 7.30 pm on **WEDNESDAY, 29 APRIL 1992.**

